

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2007 Assessment Roll

**Area Name / Number:** Des Moines/SeaTac/Kent / 88

**Previous Physical Inspection:** 2006

**Improved Sales:**

Number of Sales: **1210**

Range of Sale Dates: 1/2004 - 12/2006

**Sales – Improved Valuation Change Summary**

	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2006 Value</b>	\$68,900	\$169,000	\$237,900	\$271,100	87.8%	14.81%
<b>2007 Value</b>	\$76,300	\$189,000	\$265,300	\$271,100	97.9%	14.55%
<b>Change</b>	+\$7,400	+\$20,000	+\$27,400		+10.1%	-0.26%
<b>% Change</b>	+10.7%	+11.8%	+11.5%		+11.5%	-1.76%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.26% and -1.76% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2006 or any existing residence where the data for 2006 is significantly different from the data for 2007 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2006 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

**Population - Improved Parcel Summary:**

	Land	Imps	Total
<b>2006 Value</b>	\$74,600	\$174,500	\$249,100
<b>2007 Value</b>	\$82,600	\$198,300	\$280,900
<b>Percent Change</b>	+10.7%	+13.6%	+12.8%

Number of one to three unit residences in the Population: **6228**

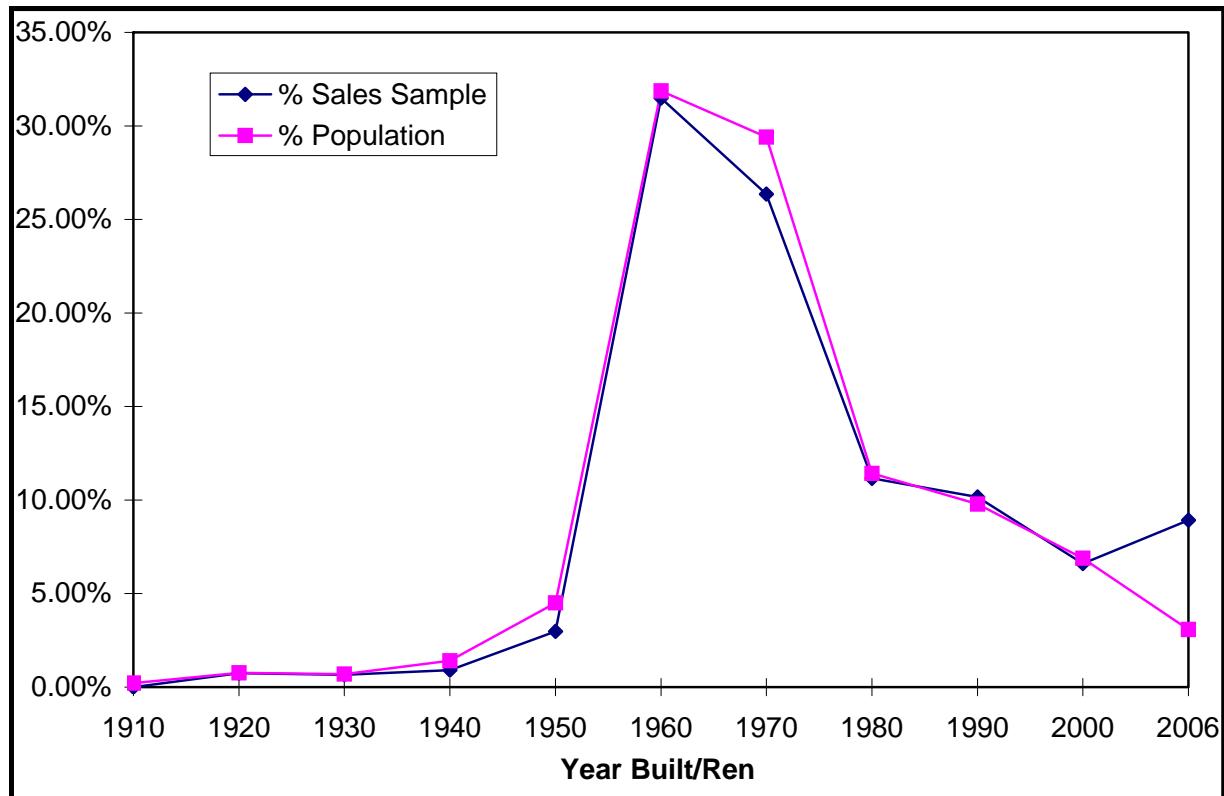
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements located in sub area 2, and improved parcels with lot sizes of 15,000 square feet or larger but not located in sub area 2 require a higher adjustment than the overall alone.

The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2007 assessment roll.

### **Sales Sample Representation of Population - Year Built / Renovated**

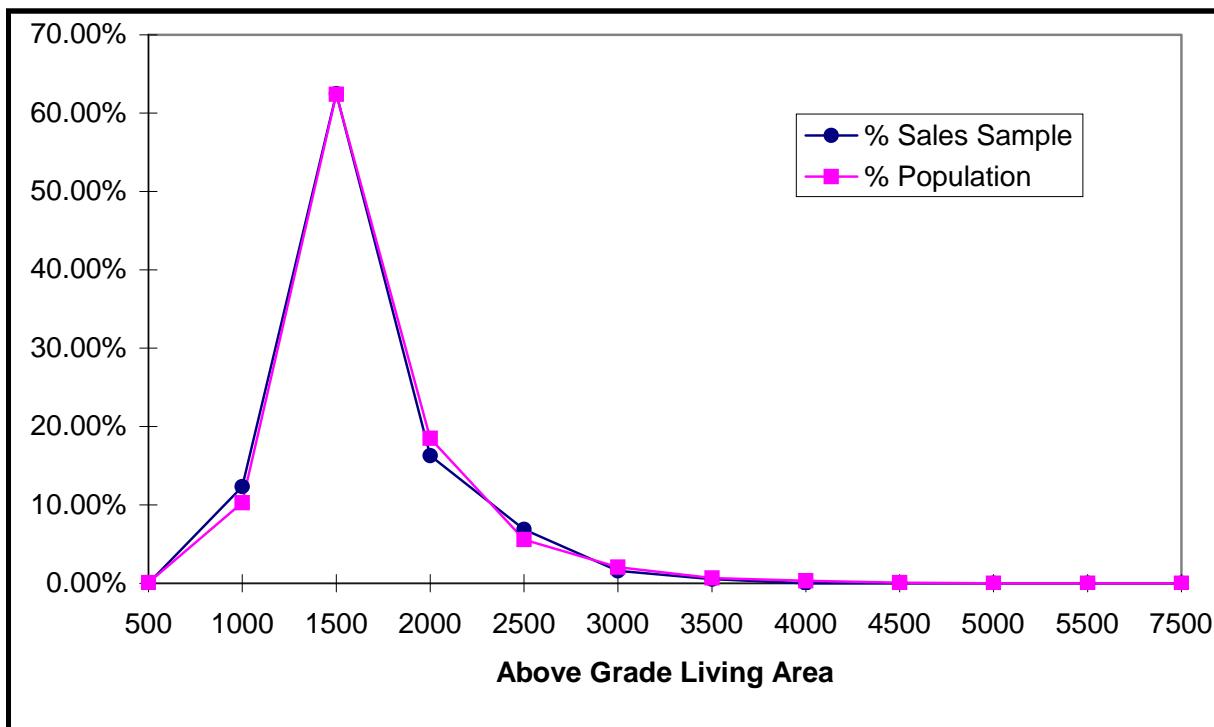
<b>Sales Sample</b>			<b>Population</b>		
Year Built/Ren	Frequency	% Sales Sample	Year Built/Ren	Frequency	% Population
1910	0	0.00%	1910	13	0.21%
1920	9	0.74%	1920	47	0.75%
1930	8	0.66%	1930	43	0.69%
1940	11	0.91%	1940	88	1.41%
1950	36	2.98%	1950	280	4.50%
1960	381	31.49%	1960	1985	31.87%
1970	319	26.36%	1970	1831	29.40%
1980	135	11.16%	1980	711	11.42%
1990	123	10.17%	1990	609	9.78%
2000	80	6.61%	2000	429	6.89%
2006	108	8.93%	2006	192	3.08%
	1210			6228	



Sales of new homes built in the last six years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

### **Sales Sample Representation of Population - Above Grade Living Area**

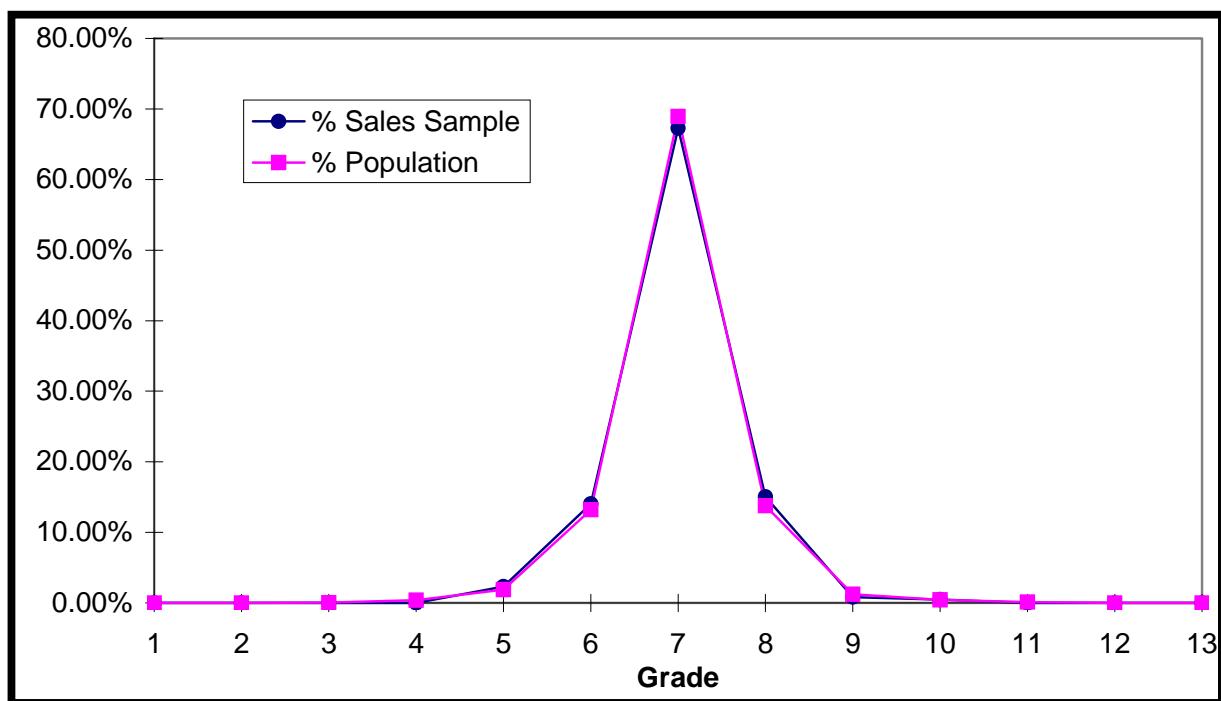
<b>Sales Sample</b>			<b>Population</b>		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	5	0.08%
1000	149	12.31%	1000	641	10.29%
1500	756	62.48%	1500	3886	62.40%
2000	197	16.28%	2000	1153	18.51%
2500	83	6.86%	2500	348	5.59%
3000	19	1.57%	3000	127	2.04%
3500	6	0.50%	3500	42	0.67%
4000	0	0.00%	4000	19	0.31%
4500	0	0.00%	4500	5	0.08%
5000	0	0.00%	5000	1	0.02%
5500	0	0.00%	5500	0	0.00%
7500	0	0.00%	7500	1	0.02%
1210			6228		



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

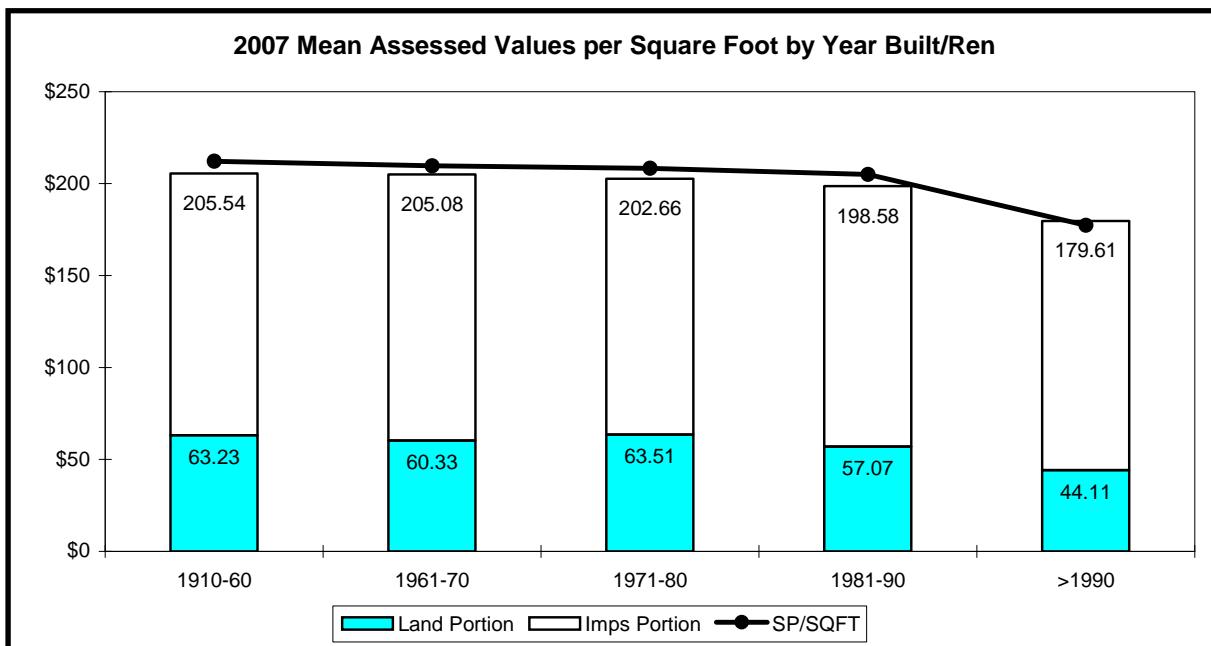
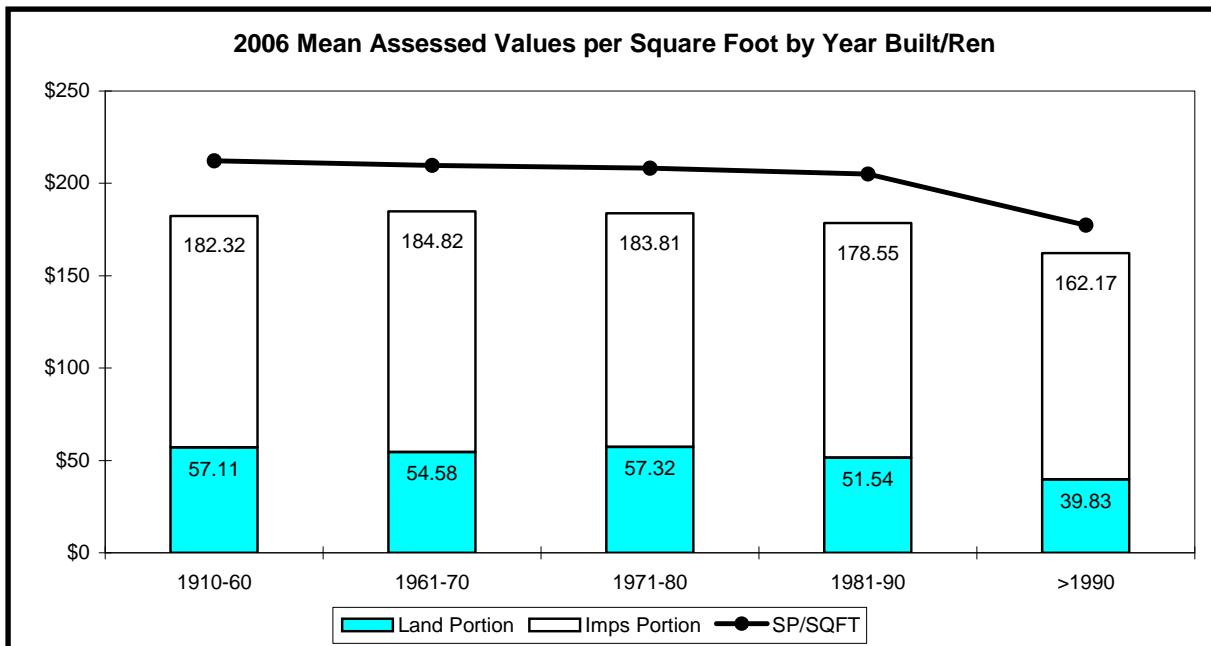
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	2	0.03%
4	0	0.00%	4	25	0.40%
5	28	2.31%	5	118	1.89%
6	170	14.05%	6	823	13.21%
7	814	67.27%	7	4293	68.93%
8	182	15.04%	8	857	13.76%
9	10	0.83%	9	76	1.22%
10	6	0.50%	10	26	0.42%
11	0	0.00%	11	7	0.11%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	1	0.02%
		1210			6228



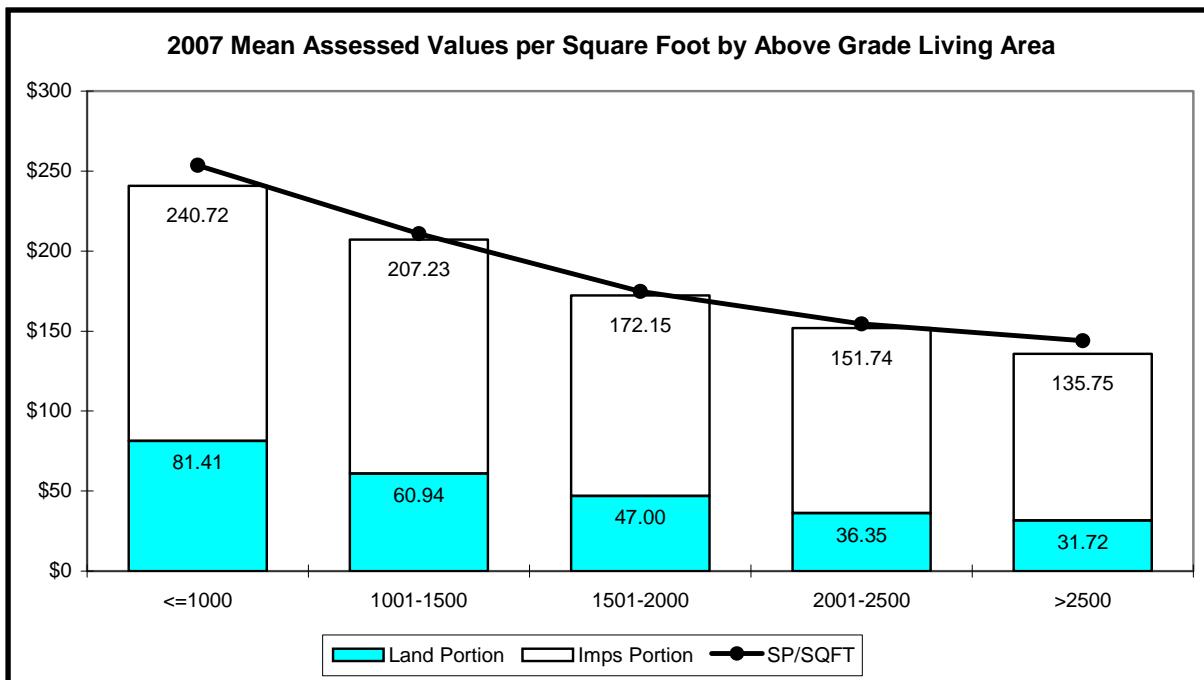
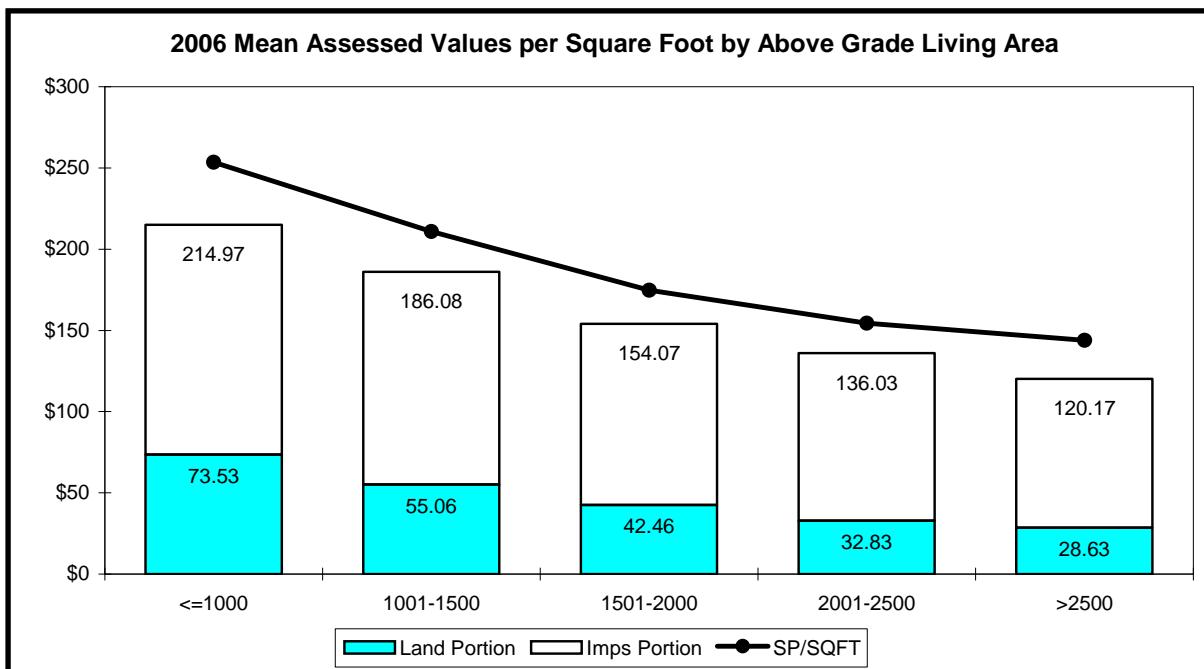
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2006 and 2007 Per Square Foot Values  
By Year Built / Renovated***



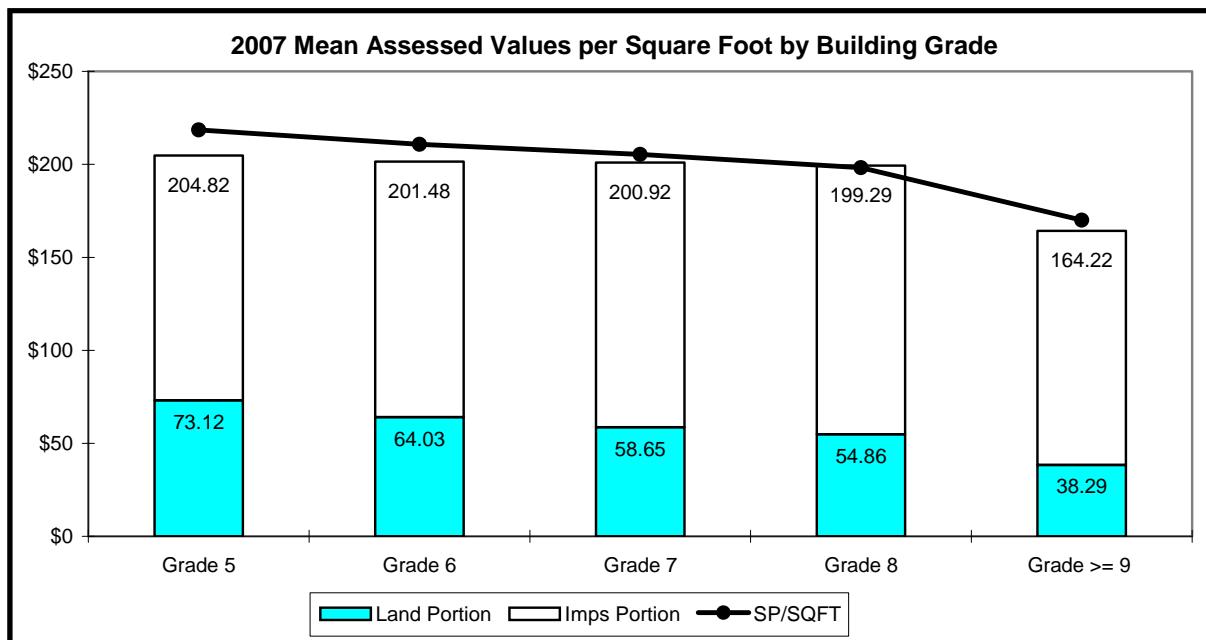
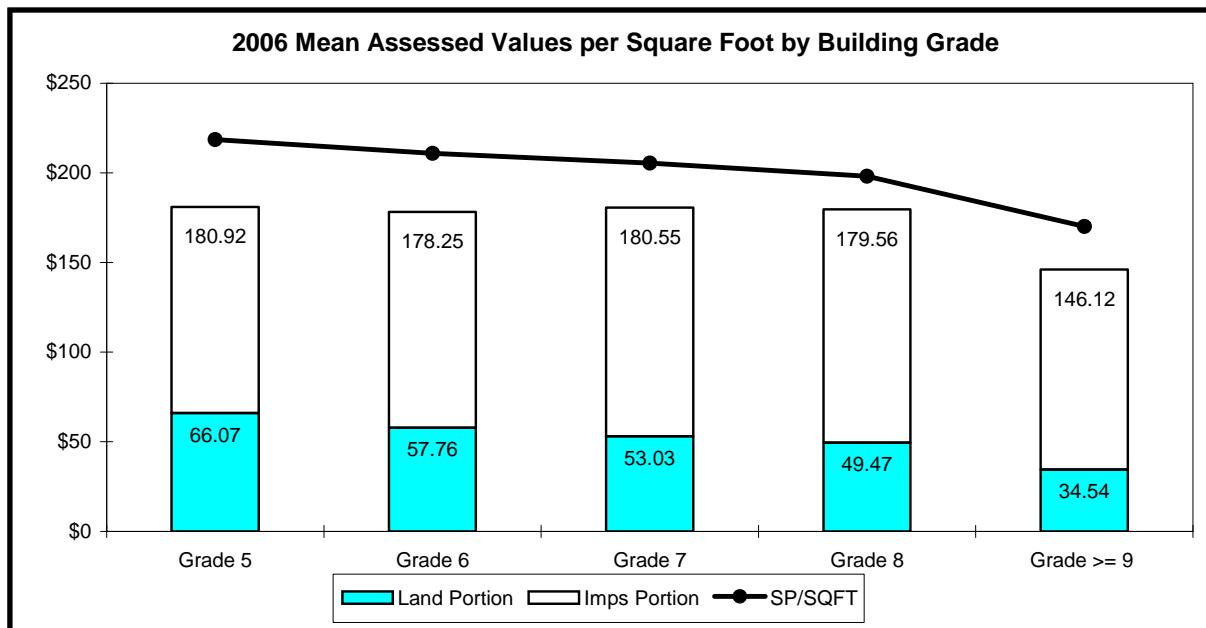
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2006 and 2007 Per Square Foot Values  
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2006 and 2007 Per Square Foot Values  
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

## **Annual Update Process**

### ***Data Utilized***

Available sales closed from 1/1/2004 through 12/31/2006 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

### ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2006
6. Existing residences where the data for 2006 is significantly different than the data for 2007 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

### ***Land update***

Based on the **24** usable land sales available in the area, and their 2006 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall **10.7%** increase in land assessments in the area for the 2007 Assessment Year. The formula is:

$$\text{2007 Land Value} = \text{2006 Land Value} \times \text{1.115}, \text{with the result rounded down to the next \$1,000.}$$

### ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the **1210** usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2006 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### **Improved Parcel Update (continued)**

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements located in sub area 2 and improvements with lot sizes of 15,000 square feet or larger but not located in sub area 2 were at a lower assessment level. The model adjusts for these strata to improve the assessment level.

The derived adjustment formula is:

$$2007 \text{ Total Value} = 2006 \text{ Total Value} / .9096622-3.136911E-02*\text{Sub2}.1122652*\text{BigLot}_2$$

The resulting total value is rounded down to the next \$1,000, *then:*

$$2007 \text{ Improvements Value} = 2007 \text{ Total Value} \text{ minus } 2007 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- \*If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2007 Land Value + Previous Improvement Value \* 1.118)
  - \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
  - \*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2007 Land Value + Previous Improvement Value \* 1.00).
  - \*If vacant parcels (no improvement value) only the land adjustment applies.
  - \*If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)
  - \*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
  - \*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
  - \*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
  - \* Any properties excluded from the annual up-date process are noted in RealProperty.
  - \*Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.**

### **Mobile Home Update**

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2007 \text{ Total Value} = 2007 \text{ Land Value} + \text{Previous Improvement Value} * 1.118, \text{ with results rounded down to the next } \$1,000$$

### **Model Validation**

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 88 Annual Update Model Adjustments

**2007 Total Value = 2006 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

9.93%

<b>Sub Area 2</b>	<b>Yes</b>
% Adjustment	3.93%
<b>Big Lot&gt;=15000 Not Sub 2</b>	<b>Yes</b>
% Adjustment	15.48%

### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, an improvement in Sub Area 2 would *approximately* receive a 13.86% upward adjustment (9.93% + 3.93%). 1923 parcels of the improved population would receive this adjustment. There were 346 sales.

A parcel with a lot size of 15,000 square feet or greater but not located in Sub Area 2 would *approximately* receive a 25.41% upward adjustment (9.93% + 15.48%). 536 parcels of the improved population would receive this adjustment. There were 49 sales.

There are no double adjustments.

This model corrects for these strata differences.

61% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

## Area 88 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 0.979.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
5	28	0.821	0.931	13.4%	0.864	0.998
6	170	0.852	0.963	13.0%	0.941	0.986
7	814	0.879	0.978	11.3%	0.968	0.988
8	182	0.899	0.999	11.2%	0.979	1.020
>=9	16	0.850	0.955	12.4%	0.873	1.038
Year Built or Year Renovated	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1910-1960	445	0.862	0.973	12.8%	0.960	0.987
1961-1970	319	0.880	0.976	11.0%	0.960	0.992
1971-1980	135	0.879	0.970	10.3%	0.943	0.996
1981-1990	123	0.870	0.970	11.5%	0.944	0.996
>1990	188	0.907	1.005	10.9%	0.985	1.026
Condition	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<=Average	790	0.881	0.983	11.6%	0.973	0.993
Good	397	0.871	0.971	11.4%	0.956	0.985
Very Good	23	0.868	0.976	12.5%	0.928	1.024
Stories	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	927	0.873	0.975	11.7%	0.965	0.984
1.5	82	0.876	0.976	11.4%	0.943	1.009
2	201	0.897	0.996	11.0%	0.976	1.015
Above Grade Living Area	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<=1000	149	0.848	0.949	11.9%	0.926	0.973
1001-1500	756	0.883	0.984	11.4%	0.974	0.994
1501-2000	197	0.882	0.985	11.8%	0.965	1.006
2001-2500	83	0.881	0.983	11.6%	0.950	1.015
>2500	25	0.832	0.942	13.2%	0.880	1.004

## Area 88 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 0.979.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

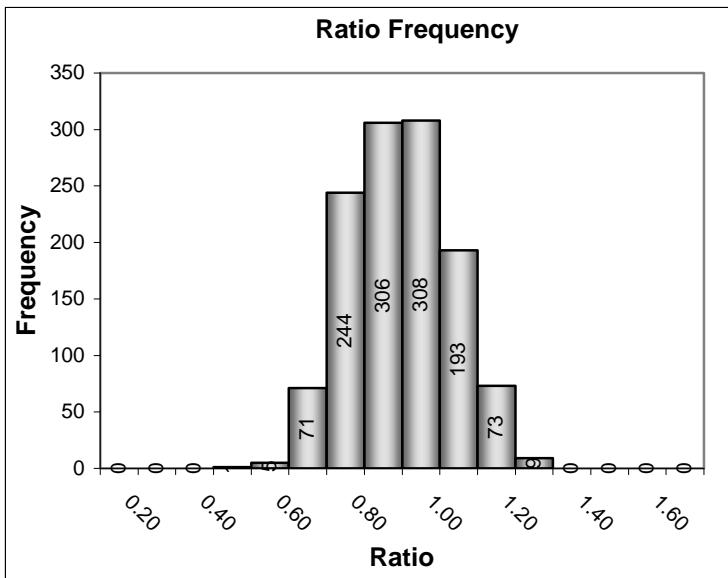
It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	1044	0.880	0.980	11.4%	0.971	0.988
Y	166	0.865	0.975	12.7%	0.951	0.999
Wft Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	1210	0.878	0.979	11.5%	0.970	0.987
Sub	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
2	346	0.860	0.978	13.7%	0.963	0.993
3	600	0.886	0.979	10.4%	0.967	0.990
5	38	0.840	0.976	16.2%	0.931	1.021
6	226	0.886	0.981	10.8%	0.962	1.001
Lot Size	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<=8000	536	0.893	0.991	10.9%	0.978	1.003
8001-14999	615	0.876	0.971	10.8%	0.959	0.982
15000-20000	22	0.830	1.003	20.9%	0.946	1.060
20001-30000	19	0.794	0.994	25.2%	0.922	1.067
>30000	18	0.731	0.911	24.5%	0.829	0.992
Sub Area 2 Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	864	0.884	0.979	10.8%	0.970	0.989
Y	346	0.860	0.978	13.7%	0.963	0.993
Big Lot >=15000 Not Sub 2 Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	1161	0.883	0.979	10.9%	0.971	0.988
Y	49	0.772	0.967	25.2%	0.923	1.011

# Annual Update Ratio Study Report (Before)

## 2006 Assessments

<b>District/Team:</b> SW / Team - 1	<b>Lien Date:</b> 01/01/2006	<b>Date of Report:</b> 06/13/2007	<b>Sales Dates:</b> 1/2004 - 12/2006
<b>Area</b> DesMoines/SeaTac/Kent	<b>Appr ID:</b> Jwei	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	1210		
<b>Mean Assessed Value</b>	237,900		
<b>Mean Sales Price</b>	271,100		
<b>Standard Deviation AV</b>	49,732		
<b>Standard Deviation SP</b>	69,238		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.896		
<b>Median Ratio</b>	0.892		
<b>Weighted Mean Ratio</b>	0.878		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.402		
<b>Highest ratio:</b>	1.261		
<b>Coefficient of Dispersion</b>	12.42%		
<b>Standard Deviation</b>	0.133		
<b>Coefficient of Variation</b>	14.81%		
<b>Price Related Differential (PRD)</b>	1.021		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit	0.879		
Upper limit	0.907		
<b>95% Confidence: Mean</b>			
Lower limit	0.889		
Upper limit	0.904		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	6228		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.133		
<b>Recommended minimum:</b>	28		
<b>Actual sample size:</b>	1210		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	613		
# ratios above mean:	597		
Z:	0.460		
<b>Conclusion:</b>	Normal*		
<b>*i.e. no evidence of non-normality</b>			



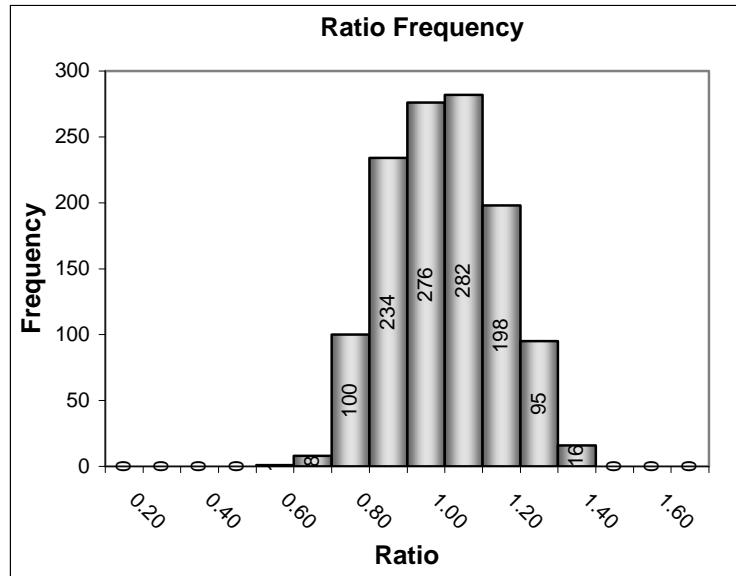
### COMMENTS:

1 to 3 Unit Residences throughout area 88

# Annual Update Ratio Study Report (After)

## 2007 Assessments

<b>District/Team:</b> SW / Team - 1	<b>Lien Date:</b> 01/01/2007	<b>Date of Report:</b> 06/13/2007	<b>Sales Dates:</b> 1/2004 - 12/2006
<b>Area</b> DesMoines/SeaTac/Kent	<b>Appr ID:</b> Jwei	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	1210		
<b>Mean Assessed Value</b>	265,300		
<b>Mean Sales Price</b>	271,100		
<b>Standard Deviation AV</b>	57,710		
<b>Standard Deviation SP</b>	69,238		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.998		
<b>Median Ratio</b>	0.996		
<b>Weighted Mean Ratio</b>	0.979		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.503		
<b>Highest ratio:</b>	1.383		
<b>Coefficient of Dispersion</b>	12.20%		
<b>Standard Deviation</b>	0.145		
<b>Coefficient of Variation</b>	14.55%		
<b>Price Related Differential (PRD)</b>	1.020		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit	0.981		
Upper limit	1.011		
<b>95% Confidence: Mean</b>			
Lower limit	0.990		
Upper limit	1.006		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	6228		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.145		
<b>Recommended minimum:</b>	34		
<b>Actual sample size:</b>	1210		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	613		
# ratios above mean:	597		
Z:	0.460		
<b>Conclusion:</b>	Normal*		
<b>*i.e. no evidence of non-normality</b>			



### COMMENTS:

1 to 3 Unit Residences throughout area 88

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 88**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	<b>Situs Address</b>	
002	294600	1676	5/26/05	\$190,000	670	0	5	1959	5	5375	N	N	20212 8TH AVE S	
002	789320	1720	9/13/05	\$156,000	700	0	5	1953	3	7500	N	N	20615 6TH AVE S	
002	789320	1720	2/24/04	\$145,000	700	0	5	1953	3	7500	N	N	20615 6TH AVE S	
002	294600	3190	8/31/05	\$180,000	720	0	5	1953	3	7188	N	N	20615 8TH AVE S	
002	789320	3400	4/20/04	\$169,900	790	0	5	1957	4	6450	N	N	20417 4TH AVE S	
002	789320	1540	9/19/05	\$219,500	820	0	5	1956	3	11500	N	N	607 S 206TH ST	
002	789320	2295	8/2/05	\$204,000	890	0	5	1932	4	10750	N	N	20632 3RD AVE S	
002	294600	3065	3/26/05	\$199,000	900	0	5	1940	4	5375	N	N	20636 8TH AVE S	
002	768620	5715	7/21/04	\$179,900	930	0	5	1936	3	15000	N	N	1217 S 207TH ST	
002	789380	8165	11/4/05	\$235,000	940	0	5	1945	3	7525	N	N	121 S 208TH ST	
002	789380	8165	2/11/05	\$190,000	940	0	5	1945	3	7525	N	N	121 S 208TH ST	
002	294600	1675	4/26/06	\$265,000	940	0	5	1952	4	5375	N	N	20214 8TH AVE S	
002	294600	0350	9/28/06	\$289,950	980	400	5	1943	4	11500	N	N	20131 8TH AVE S	
002	789380	2915	8/4/06	\$400,000	1250	240	5	1936	4	7500	Y	N	21226 3RD AVE S	
002	294600	3865	4/20/06	\$273,000	1330	0	5	1918	3	14375	N	N	20730 DES MOINES MEMORIAL DR S	
002	294600	3865	7/1/04	\$200,000	1330	0	5	1918	3	14375	N	N	20730 DES MOINES MEMORIAL DR S	
002	789320	6605	2/2/05	\$170,000	1340	0	5	1956	3	10750	N	N	432 S 202ND ST	
002	294600	2271	6/21/05	\$256,500	1460	0	5	1944	5	9000	Y	N	1022 S 206TH ST	
002	789380	0185	6/17/04	\$199,000	1720	0	5	1911	3	12400	Y	N	304 S 216TH ST	
002	789320	4870	9/19/05	\$198,500	790	0	6	1954	3	6000	N	N	20204 4TH PL S	
002	768620	2730	10/21/05	\$213,150	830	0	6	1954	4	8000	N	N	20118 12TH PL S	
002	931531	0240	11/14/06	\$239,000	870	0	6	1969	3	6510	N	N	1147 S 211TH PL	
002	344500	0249	12/8/05	\$215,000	910	0	6	1948	3	11805	N	N	20700 25TH AVE S	
002	344500	0249	8/24/04	\$192,000	910	0	6	1948	3	11805	N	N	20700 25TH AVE S	
002	789320	2475	8/9/04	\$174,950	910	0	6	1961	3	5250	N	N	20634 2ND AVE S	
002	789320	5120	11/23/05	\$249,000	910	0	6	1930	4	5000	N	N	20217 4TH AVE S	
002	294600	4300	2/15/05	\$201,500	920	0	6	1951	4	7200	N	N	1135 S 200TH ST	
002	789380	4780	3/25/05	\$270,000	920	670	6	1949	5	5000	Y	N	21030 4TH AVE S	
002	294600	1510	6/13/06	\$289,950	950	640	6	1955	4	6300	N	N	20218 9TH AVE S	
002	294600	1510	11/3/05	\$262,000	950	640	6	1955	4	6300	N	N	20218 9TH AVE S	

***Improved Sales Used in this Annual Update Analysis***  
**Area 88**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	768620	4600	7/19/04	\$179,950	950	0	6	1955	4	8000	N	N	20632 14TH AVE S
002	768620	2715	11/29/06	\$270,950	970	0	6	1954	3	8000	N	N	20110 12TH PL S
002	768620	3340	4/21/04	\$172,500	970	0	6	1954	3	11225	N	N	20205 13TH AVE S
002	768620	3705	10/12/04	\$219,900	970	100	6	1954	3	8000	N	N	20426 15TH AVE S
002	789380	2025	9/9/04	\$390,000	970	0	6	1936	3	11800	Y	N	21324 4TH AVE S
002	789380	3075	7/27/05	\$243,000	980	220	6	1934	3	9137	Y	N	21228 4TH AVE S
002	768620	3385	9/26/06	\$250,000	980	0	6	1954	4	8000	N	N	20229 13TH AVE S
002	768620	5470	3/14/05	\$210,000	990	0	6	1962	3	6719	N	N	20710 13TH AVE S
002	432490	0010	9/6/06	\$235,000	1000	0	6	1955	3	9990	N	N	3023 S 200TH ST
002	432490	0010	7/28/05	\$213,000	1000	0	6	1955	3	9990	N	N	3023 S 200TH ST
002	768620	5460	7/12/04	\$174,000	1010	0	6	1962	3	6719	N	N	20704 13TH AVE S
002	768620	3055	2/7/05	\$194,000	1010	0	6	1954	4	8000	N	N	20219 15TH AVE S
002	768620	3900	3/1/06	\$215,000	1020	0	6	1954	3	8000	N	N	20403 14TH AVE S
002	768620	3180	8/29/05	\$221,000	1040	0	6	1954	4	7500	N	N	20203 14TH AVE S
002	789380	2880	8/1/06	\$388,000	1040	0	6	1949	5	10500	Y	N	21204 3RD AVE S
002	093700	0270	5/17/06	\$232,000	1060	0	6	1961	3	9796	N	N	20030 35TH AVE S
002	789320	1290	4/13/04	\$238,000	1060	1060	6	1943	3	11300	N	N	733 S 206TH ST
002	789320	4830	6/17/04	\$178,500	1060	0	6	1979	3	8063	N	N	20223 5TH AVE S
002	294600	0914	8/23/05	\$232,000	1070	0	6	1954	4	6633	N	N	20127 DES MOINES MEMORIAL DR S
002	612360	0150	7/21/06	\$252,000	1100	0	6	1962	3	7250	N	N	409 S 199TH ST
002	789320	0055	12/28/05	\$299,000	1120	1030	6	1965	4	5375	N	N	20713 1ST PLS
002	789320	0065	3/1/05	\$254,999	1120	1120	6	1965	4	5375	N	N	20719 1ST PLS
002	432470	0050	7/1/04	\$185,000	1130	0	6	1956	3	8978	N	N	3035 S 201ST ST
002	768620	4060	10/20/05	\$199,700	1130	0	6	1954	4	6250	N	N	20403 13TH AVE S
002	768620	4300	12/20/05	\$259,000	1130	0	6	1957	4	7500	N	N	1205 S 204TH ST
002	768620	4490	8/29/06	\$260,000	1150	0	6	1954	4	8000	N	N	20619 15TH AVE S
002	768620	5350	3/25/05	\$222,000	1170	0	6	1955	3	7500	N	N	20738 14TH AVE S
002	294600	1615	11/27/06	\$278,000	1190	0	6	1955	3	7955	N	N	20203 9TH AVE S
002	789320	5635	4/6/05	\$200,000	1190	0	6	1955	3	7000	N	N	20231 1ST PLS
002	768620	3000	7/28/06	\$228,450	1210	0	6	1954	4	8000	N	N	20234 15TH AVE S
002	768620	3955	3/15/05	\$199,950	1210	0	6	1955	4	8000	N	N	20427 14TH AVE S

***Improved Sales Used in this Annual Update Analysis***  
**Area 88**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	508300	0390	9/29/04	\$211,500	1240	0	6	1955	3	9720	N	N	21203 31ST AVE S
002	768620	4620	9/20/06	\$263,000	1240	0	6	1955	3	7525	N	N	20603 14TH AVE S
002	768620	4380	7/21/06	\$254,950	1250	0	6	1954	4	7000	N	N	20602 15TH AVE S
002	344500	0269	12/21/04	\$195,000	1250	0	6	1962	5	9272	N	N	2425 S 207TH ST
002	432470	0020	5/30/06	\$251,600	1260	0	6	1955	3	8010	N	N	3048 S 201ST ST
002	789320	8015	6/29/05	\$227,500	1260	0	6	1954	3	7360	N	N	20004 2ND AVE S
002	768620	2255	11/29/04	\$251,000	1270	600	6	1954	3	8000	N	N	20126 15TH AVE S
002	768620	3880	6/16/05	\$230,750	1270	0	6	1954	3	8000	N	N	20434 14TH AVE S
002	768620	5330	1/9/06	\$245,000	1270	0	6	1955	3	7500	N	N	20726 14TH AVE S
002	768620	5330	8/31/04	\$212,000	1270	0	6	1955	3	7500	N	N	20726 14TH AVE S
002	768620	3305	10/9/06	\$276,500	1270	0	6	1954	4	8000	N	N	20230 13TH AVE S
002	612360	0195	11/16/04	\$250,000	1280	550	6	1953	3	9288	N	N	225 S 199TH ST
002	789320	7925	9/16/06	\$276,000	1290	0	6	1954	3	7100	N	N	20020 3RD AVE S
002	768620	4420	1/18/05	\$202,000	1300	0	6	1954	3	7000	N	N	20624 15TH AVE S
002	768620	3980	4/30/04	\$192,500	1300	0	6	1954	4	8000	N	N	20406 13TH AVE S
002	432470	0035	12/4/06	\$224,972	1310	0	6	1956	3	8484	N	N	3017 S 201ST ST
002	768620	5005	6/21/04	\$202,000	1310	0	6	1917	4	7500	N	N	20637 12TH PLS
002	508300	0430	6/24/04	\$197,500	1330	0	6	1955	4	9450	N	N	21238 30TH AVE S
002	789320	7895	5/13/04	\$233,000	1340	0	6	1954	4	7183	N	N	20004 3RD AVE S
002	092204	9190	4/24/06	\$269,998	1360	0	6	1954	3	15428	N	N	20818 24TH AVE S
002	092204	9190	9/23/04	\$206,000	1360	0	6	1954	3	15428	N	N	20818 24TH AVE S
002	344500	0005	5/24/06	\$265,000	1370	0	6	1950	3	11584	N	N	3039 S 200TH ST
002	432470	0015	6/5/06	\$260,000	1370	0	6	1955	4	8460	N	N	20023 32ND AVE S
002	768620	3995	11/27/06	\$265,000	1370	0	6	1954	4	8000	N	N	20412 13TH AVE S
002	612360	0160	3/10/06	\$249,950	1380	0	6	1953	3	8640	N	N	115 S 199TH ST
002	768620	1785	7/8/04	\$187,110	1380	0	6	1954	3	7200	N	N	20005 14TH AVE S
002	768620	4810	9/18/06	\$270,000	1400	0	6	1960	3	10000	N	N	20621 13TH AVE S
002	768620	2780	3/9/06	\$280,000	1410	600	6	1954	3	8063	N	N	20103 12TH PLS
002	294600	1962	6/28/04	\$194,000	1440	0	6	1958	3	6000	N	N	20431 9TH AVE S
002	294600	3105	1/25/05	\$210,500	1460	0	6	1953	3	6988	N	N	20614 8TH AVE S
002	789320	0370	11/12/04	\$189,000	1460	0	6	1969	3	5375	N	N	20713 3RD AVE S

***Improved Sales Used in this Annual Update Analysis***  
**Area 88**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	768620	4585	3/28/05	\$200,000	1480	0	6	1955	3	8000	N	N	20628 14TH AVE S
002	359600	0020	2/17/06	\$380,000	1490	610	6	1980	3	10000	Y	N	20826 9TH AVE S
002	294600	3920	4/11/06	\$225,000	1520	1100	6	1918	4	6000	Y	N	20704 DES MOINES MEMORIAL DR S
002	294600	1820	5/11/04	\$220,000	1570	0	6	1951	3	9488	N	N	20421 8TH AVE S
002	789380	0599	11/1/06	\$287,000	1580	0	6	1982	3	6400	Y	N	21500 5TH PL S
002	768620	3400	7/8/05	\$257,500	1660	0	6	1954	3	8000	N	N	20237 13TH AVE S
002	789380	0610	9/20/06	\$300,000	2050	0	6	1979	3	7500	Y	N	21412 5TH PL S
002	344500	0243	6/1/05	\$267,000	2090	0	6	1988	3	17083	N	N	20639 26TH AVE S
002	286830	0080	12/17/04	\$224,999	860	530	7	1978	3	13640	N	N	936 S 211TH PL
002	789320	3480	7/12/04	\$235,950	920	500	7	1987	3	5000	N	N	20424 4TH AVE S
002	294600	0591	10/12/05	\$289,950	940	940	7	1958	3	8750	N	N	902 S 202ND ST
002	789320	4780	2/22/05	\$240,000	940	590	7	1963	3	5375	N	N	20236 5TH AVE S
002	789380	6855	12/18/06	\$265,000	940	700	7	1954	3	9834	Y	N	20938 7TH PL S
002	789320	6440	2/23/06	\$261,500	960	0	7	1954	3	6450	N	N	20130 4TH AVE S
002	789380	6720	11/17/05	\$389,000	960	400	7	1954	3	7500	Y	N	20911 7TH PL S
002	789380	6830	11/16/04	\$258,500	960	480	7	1954	3	9219	Y	N	20926 7TH PL S
002	294600	0305	10/13/06	\$312,000	960	480	7	1955	4	9000	N	N	20017 8TH AVE S
002	789320	5525	11/23/04	\$242,000	960	450	7	1955	5	6400	N	N	20208 1ST PL S
002	092204	9066	5/23/05	\$258,000	980	910	7	1979	3	9978	Y	N	21247 29TH AVE S
002	092204	9314	6/8/06	\$229,500	990	0	7	1963	3	9637	N	N	20823 25TH AVE S
002	789380	1665	4/20/05	\$244,500	990	0	7	1962	3	7500	Y	N	21335 6TH AVE S
002	789380	7836	10/10/06	\$335,000	990	300	7	1955	3	8280	N	N	215 S 208TH ST
002	789380	7836	6/27/05	\$240,000	990	300	7	1955	3	8280	N	N	215 S 208TH ST
002	789380	8205	3/18/05	\$257,000	990	0	7	1959	3	8062	N	N	20825 1ST PL S
002	789320	6405	4/21/06	\$262,500	990	0	7	1955	4	6450	N	N	20114 4TH AVE S
002	508300	0370	10/27/04	\$184,000	1000	0	7	1956	3	9529	N	N	21225 30TH AVE S
002	789320	5945	9/15/05	\$257,628	1000	300	7	1955	3	7500	N	N	20122 1ST PL S
002	789320	5960	10/26/05	\$249,950	1000	350	7	1955	3	7500	N	N	20128 1ST PL S
002	789320	8245	4/14/06	\$310,000	1000	1000	7	1982	3	10000	N	N	20029 1ST PL S
002	082204	9168	2/27/06	\$249,900	1010	720	7	1958	3	18276	N	N	721 S 212TH ST
002	294600	2530	10/4/04	\$216,600	1020	360	7	1961	2	8437	N	N	20626 DES MOINES MEMORIAL DR S

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**Area 88**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	768620	5485	5/10/06	\$250,000	1020	680	7	1958	2	7000	N	N	20716 13TH AVE S
002	789320	2140	10/4/04	\$225,000	1020	440	7	1961	2	7500	N	N	20630 4TH AVE S
002	200800	0040	12/13/06	\$242,950	1020	400	7	1961	3	9605	N	N	21429 14TH AVE S
002	789320	4450	2/10/06	\$267,000	1020	0	7	1959	3	8062	N	N	20213 7TH PL S
002	923740	0020	11/20/06	\$320,000	1020	380	7	1958	3	7475	Y	N	20422 9TH AVE S
002	294600	1710	8/18/04	\$198,000	1020	0	7	1957	4	6250	N	N	746 S 204TH ST
002	789320	1625	4/24/06	\$327,000	1040	880	7	1958	3	7500	N	N	20610 6TH AVE S
002	789320	1625	4/1/05	\$270,000	1040	880	7	1958	3	7500	N	N	20610 6TH AVE S
002	789320	2565	6/6/05	\$289,500	1040	940	7	1961	3	7525	N	N	20643 2ND AVE S
002	789320	7512	11/18/05	\$314,000	1040	940	7	1974	3	7050	N	N	20011 6TH AVE S
002	789320	7710	2/14/06	\$332,000	1040	750	7	1960	3	10000	N	N	430 S 201ST ST
002	789320	7710	7/25/05	\$270,000	1040	750	7	1960	3	10000	N	N	430 S 201ST ST
002	294600	3481	8/3/06	\$377,000	1040	470	7	1957	4	7500	N	N	20726 9TH AVE S
002	294600	2890	6/10/05	\$260,000	1050	520	7	1962	3	6250	N	N	919 S 206TH ST
002	200800	0270	10/20/06	\$315,000	1060	0	7	1963	3	9711	N	N	21420 14TH AVE S
002	789320	1640	6/23/05	\$298,000	1060	850	7	1955	3	6250	N	N	20616 6TH AVE S
002	294600	4060	7/22/04	\$190,795	1060	0	7	2000	3	2114	N	N	20605 12TH AVE S
002	768620	4255	8/30/06	\$327,500	1060	340	7	1956	4	7500	N	N	20429 12TH PL S
002	789320	0365	11/1/06	\$285,000	1070	230	7	1969	3	5375	N	N	20709 3RD AVE S
002	789320	7670	10/25/04	\$216,000	1070	340	7	1967	3	6250	N	N	20008 4TH PL S
002	294600	3580	11/16/04	\$246,000	1080	290	7	1958	3	7500	N	N	20719 10TH AVE S
002	789320	4390	5/25/05	\$230,000	1080	0	7	1958	3	6591	N	N	20222 7TH PL S
002	931530	0170	8/1/06	\$300,000	1080	440	7	1991	3	9120	N	N	1249 S 211TH ST
002	931530	0200	8/1/05	\$247,500	1080	330	7	1991	3	8480	N	N	1248 S 211TH ST
002	768620	2045	11/23/05	\$276,000	1090	800	7	1963	3	7500	N	N	20012 12TH PL S
002	789320	5995	2/25/05	\$242,500	1090	670	7	1959	3	5000	N	N	20109 2ND AVE S
002	789380	7926	4/8/06	\$285,000	1090	0	7	1957	3	6450	N	N	20810 2ND AVE S
002	768620	5830	6/7/05	\$215,000	1100	0	7	2005	3	2500	N	N	20728 12TH AVE S
002	789320	0923	6/1/05	\$225,000	1100	0	7	1954	3	8160	N	N	504 S 208TH ST
002	789320	0940	10/14/05	\$245,000	1100	0	7	1954	3	8160	N	N	512 S 208TH ST
002	789320	0625	1/23/06	\$300,000	1100	730	7	1957	4	7500	N	N	20720 4TH AVE S

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**Area 88**  
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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	789320	3290	11/16/06	\$399,950	1100	620	7	1966	4	10212	N	N	20404 3RD AVE S
002	200800	0280	11/8/04	\$249,000	1110	400	7	1961	3	9711	N	N	21428 14TH AVE S
002	923740	0015	3/31/06	\$329,000	1110	1000	7	1957	3	7475	N	N	20416 9TH AVE S
002	931531	0130	7/28/06	\$278,400	1110	0	7	1969	3	8320	N	N	1120 S 211TH PL
002	923740	0010	10/28/04	\$232,500	1120	550	7	1957	3	7475	Y	N	20410 9TH AVE S
002	294600	3445	10/6/05	\$294,950	1120	460	7	1961	4	7000	N	N	20703 9TH AVE S
002	294600	4136	9/11/06	\$337,950	1120	400	7	1963	4	11520	N	N	20419 12TH AVE S
002	092204	9273	10/5/05	\$300,000	1130	390	7	1961	3	9583	Y	N	21244 29TH AVE S
002	294600	0581	8/3/06	\$192,996	1140	0	7	1955	3	6700	N	N	20103 9TH AVE S
002	501820	0065	5/11/05	\$288,650	1140	510	7	1977	3	9074	Y	N	21445 30TH AVE S
002	789320	0840	2/7/05	\$200,500	1140	0	7	1955	3	7500	N	N	443 S 207TH ST
002	789380	7575	10/26/04	\$230,000	1140	0	7	1960	3	13225	N	N	20837 4TH PL S
002	200800	0200	5/20/05	\$280,000	1150	500	7	1962	3	9711	N	N	21230 14TH AVE S
002	789320	0930	4/28/05	\$195,000	1150	0	7	1954	3	8160	N	N	511 S 207TH ST
002	789320	1040	11/17/06	\$308,000	1150	0	7	1988	3	6500	N	N	604 S 208TH ST
002	789320	5495	4/22/04	\$241,900	1150	720	7	1957	3	9738	N	N	20235 2ND AVE S
002	789380	2120	2/2/05	\$299,950	1150	300	7	1956	3	5000	Y	N	21329 4TH AVE S
002	931530	0090	7/14/06	\$266,000	1150	0	7	1969	3	7560	N	N	1255 S 211TH PL
002	931530	0090	8/26/05	\$239,000	1150	0	7	1969	3	7560	N	N	1255 S 211TH PL
002	931530	0130	8/7/06	\$250,000	1150	0	7	1969	3	7500	N	N	21118 12TH PLS
002	286830	0050	12/8/04	\$254,000	1150	450	7	1955	4	10560	N	N	708 S 212TH ST
002	294600	2914	10/21/04	\$255,000	1150	1150	7	1970	4	6200	Y	N	20630 9TH AVE S
002	294600	3000	8/31/06	\$320,000	1150	1100	7	1971	4	6600	N	N	20617 9TH AVE S
002	789380	4325	5/2/05	\$374,950	1150	1150	7	1967	5	11287	Y	N	21003 6TH AVE S
002	093700	0130	11/1/04	\$188,000	1160	0	7	1960	3	11222	N	N	3411 S 201ST ST
002	670600	0170	1/24/05	\$209,500	1160	570	7	1959	3	8661	N	N	429 S 199TH ST
002	789320	0760	1/19/05	\$205,000	1160	0	7	1959	3	5000	N	N	433 S 207TH ST
002	789320	1155	10/5/05	\$344,000	1160	770	7	1986	3	6987	N	N	20731 7TH PLS
002	092204	9411	2/19/04	\$230,000	1160	0	7	2002	3	7204	N	N	20836 24TH AVE S
002	175320	0030	12/21/06	\$312,500	1170	710	7	1962	3	12600	N	N	1304 S 210TH ST
002	175320	0060	8/16/04	\$237,000	1170	580	7	1962	3	11186	N	N	1330 S 210TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 88**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	864400	0090	11/16/06	\$327,500	1170	400	7	1960	3	8450	Y	N	3419 S 203RD ST
002	093700	0170	7/25/06	\$300,000	1170	0	7	1960	4	8953	N	N	3418 S 201ST ST
002	768620	5775	6/22/06	\$379,950	1174	832	7	2006	3	8062	N	N	20720 12TH AVE S
002	789380	0480	2/26/04	\$194,000	1180	0	7	1950	3	8915	Y	N	508 S 216TH ST
002	859390	0060	9/9/04	\$329,000	1180	460	7	1964	4	9411	Y	N	21025 5TH AVE S
002	294600	2985	8/4/06	\$410,000	1190	1180	7	1971	3	6800	N	N	818 S 207TH ST
002	508310	0065	2/14/06	\$230,000	1190	0	7	1955	3	9348	N	N	21149 32ND AVE S
002	789320	1655	2/24/05	\$256,500	1190	650	7	1955	3	6250	N	N	20622 6TH AVE S
002	789380	3921	9/20/04	\$318,000	1190	620	7	1959	3	6761	Y	N	21014 7TH PL S
002	789320	7955	5/5/05	\$243,500	1200	600	7	1967	3	7339	N	N	20005 3RD AVE S
002	789320	4465	3/21/06	\$287,500	1200	0	7	1959	4	6250	N	N	20219 7TH PL S
002	789380	5610	5/2/05	\$278,750	1210	240	7	1955	3	15400	N	N	20915 2ND AVE S
002	769860	0020	10/20/05	\$292,000	1210	320	7	1959	3	8600	N	N	20314 10TH AVE S
002	789380	6545	6/24/04	\$265,000	1210	350	7	1962	3	10500	Y	N	20903 7TH AVE S
002	508310	0025	11/15/05	\$212,000	1210	0	7	1955	4	8588	N	N	3111 S 211TH ST
002	092204	9338	10/27/04	\$198,000	1220	0	7	1961	3	8576	N	N	20812 25TH AVE S
002	789320	1865	9/6/05	\$260,000	1220	520	7	1964	3	7170	N	N	20621 5TH AVE S
002	789380	6575	8/7/06	\$370,000	1220	680	7	1960	3	7500	Y	N	20919 7TH AVE S
002	670600	0150	7/20/05	\$345,000	1220	1130	7	1960	4	7530	N	N	455 S 199TH ST
002	859390	0130	7/13/05	\$430,000	1220	420	7	1963	4	8529	Y	N	21204 5TH AVE S
002	789320	2650	3/8/05	\$245,000	1230	0	7	1953	3	7500	N	N	20603 1ST PL S
002	789320	5215	4/28/04	\$236,000	1230	0	7	1955	3	6250	N	N	20218 3RD AVE S
002	789380	4845	6/7/04	\$285,000	1230	470	7	1956	3	6718	Y	N	21011 4TH AVE S
002	789380	4645	8/10/05	\$399,000	1230	510	7	1967	4	7000	Y	N	21005 4TH PL S
002	931531	0110	6/22/05	\$258,000	1230	0	7	1969	4	7639	N	N	21031 12TH AVE S
002	508300	0320	8/25/04	\$203,500	1240	0	7	1956	3	11466	N	N	21123 31ST AVE S
002	092204	9337	11/11/05	\$235,000	1250	0	7	1966	3	9000	N	N	2503 S 208TH ST
002	200800	0030	4/8/04	\$233,000	1250	670	7	1961	3	9632	N	N	21437 14TH AVE S
002	200800	0250	8/18/06	\$342,000	1250	400	7	1961	3	9711	N	N	21404 14TH AVE S
002	200800	0580	4/5/05	\$276,000	1250	420	7	1962	3	11110	N	N	1419 S 215TH PL
002	294600	4269	7/27/05	\$339,900	1250	530	7	2003	3	13425	N	N	1109 S 202ND ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 88**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	359600	0395	10/21/05	\$399,000	1250	1000	7	1961	3	7000	Y	N	802 S 209TH ST
002	789320	3540	9/14/05	\$268,250	1250	700	7	1959	3	8250	N	N	20401 4TH PL S
002	789320	3820	6/4/04	\$200,000	1250	0	7	1959	3	6500	N	N	20416 5TH AVE S
002	294600	2815	3/21/05	\$299,000	1250	300	7	1958	4	13000	Y	N	1003 S 206TH ST
002	508300	0130	7/27/04	\$187,500	1260	0	7	1955	3	9450	N	N	21216 31ST AVE S
002	612360	0215	2/11/05	\$217,000	1260	0	7	1953	3	8350	N	N	19903 4TH AVE S
002	768620	2860	12/28/04	\$237,950	1260	1260	7	1963	3	9188	N	N	1205 S 201ST ST
002	789380	7120	12/7/05	\$349,000	1260	740	7	1958	3	13000	Y	N	20833 7TH AVE S
002	359600	0200	2/13/06	\$425,000	1260	640	7	1960	4	8025	Y	N	20830 8TH AVE S
002	294600	0475	12/14/04	\$214,950	1270	0	7	1960	4	10000	N	N	20114 8TH AVE S
002	093700	0300	7/26/05	\$248,000	1280	0	7	1960	3	11833	N	N	3517 S 202ND ST
002	508300	0085	3/7/06	\$229,000	1280	0	7	1956	3	9450	N	N	21215 32ND AVE S
002	508300	0105	10/9/06	\$243,900	1280	0	7	1956	3	9450	N	N	21243 32ND AVE S
002	789380	1630	4/21/05	\$228,000	1280	0	7	1983	3	6000	N	N	21319 6TH AVE S
002	789380	2170	6/28/04	\$329,000	1280	520	7	1968	4	5000	Y	N	21314 3RD AVE S
002	789380	5574	3/10/04	\$313,100	1280	760	7	1964	4	8475	N	N	20911 2ND AVE S
002	200800	0390	8/21/06	\$344,950	1290	1290	7	1961	3	9711	N	N	21231 15TH AVE S
002	294600	0710	2/14/05	\$275,000	1290	720	7	1966	3	6666	N	N	20115 10TH AVE S
002	789320	0115	7/28/05	\$339,000	1290	0	7	1955	3	11287	N	N	20704 1ST PL S
002	359600	0351	3/26/04	\$297,000	1290	400	7	1961	4	7590	Y	N	20911 8TH AVE S
002	789320	8025	8/3/06	\$288,000	1290	0	7	1954	4	7300	N	N	20014 2ND AVE S
002	200800	0310	6/21/06	\$285,000	1300	250	7	1960	3	9213	N	N	21439 15TH AVE S
002	789380	6685	7/26/05	\$425,000	1300	650	7	1956	3	13225	Y	N	20934 7TH AVE S
002	789380	2065	4/12/05	\$410,000	1310	620	7	1958	3	10000	Y	N	21307 4TH AVE S
002	200800	0571	8/25/06	\$301,154	1320	670	7	1964	3	9066	N	N	1432 S 216TH ST
002	789320	1001	12/22/04	\$220,000	1320	0	7	1954	3	8160	N	N	519 S 207TH ST
002	789320	8130	4/27/05	\$265,000	1330	290	7	1955	3	10400	N	N	20025 2ND AVE S
002	789380	6115	12/20/05	\$300,000	1330	480	7	1954	3	10000	Y	N	418 S 210TH ST
002	294600	2522	3/27/06	\$255,000	1330	0	7	2000	3	2688	N	N	1108 S 207TH ST
002	508300	0440	6/27/05	\$248,800	1330	0	7	1955	4	9450	N	N	21224 30TH AVE S
002	508300	0455	6/21/05	\$255,000	1330	0	7	1955	4	9720	N	N	21202 30TH AVE S

***Improved Sales Used in this Annual Update Analysis***  
**Area 88**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	032204	9089	7/3/06	\$268,000	1340	0	7	1961	3	8400	N	N	3301 S 200TH ST
002	032204	9089	10/25/05	\$205,000	1340	0	7	1961	3	8400	N	N	3301 S 200TH ST
002	931531	0040	11/30/04	\$202,600	1340	0	7	1969	3	7455	N	N	1149 S 210TH ST
002	789380	2560	2/27/04	\$259,000	1340	320	7	1958	4	8475	Y	N	21214 1ST AVE S
002	789320	0775	8/23/04	\$235,000	1350	0	7	1965	3	7500	N	N	20716 4TH PL S
002	294600	4045	6/20/06	\$328,000	1350	0	7	1999	3	4601	N	N	20619 12TH AVE S
002	294600	4042	3/13/06	\$267,500	1360	0	7	1999	3	4589	N	N	20621 12TH AVE S
002	294600	1000	6/20/06	\$262,019	1370	0	7	1954	3	7500	N	N	20128 DES MOINES MEMORIAL DR
002	294600	2510	7/28/06	\$284,000	1370	0	7	2000	3	5375	N	N	1104 S 207TH ST
002	789320	1350	12/26/06	\$382,500	1370	0	7	1955	3	12000	Y	N	730 S 207TH ST
002	789320	1350	4/24/06	\$260,000	1370	0	7	1955	3	12000	Y	N	730 S 207TH ST
002	294600	2520	10/23/06	\$273,000	1370	0	7	2000	3	2687	N	N	1106 S 207TH ST
002	294600	2795	4/11/05	\$220,000	1380	0	7	1963	3	8250	Y	N	20614 10TH AVE S
002	294600	3941	3/29/06	\$319,950	1380	0	7	2006	3	4556	N	N	20741 12TH AVE S
002	294600	3942	6/9/06	\$315,000	1380	0	7	2006	3	4556	N	N	20737 12TH AVE S
002	294600	3943	5/22/06	\$306,000	1380	0	7	2006	3	4556	N	N	20733 12TH AVE S
002	789380	3056	2/4/05	\$372,000	1400	1090	7	1961	3	9030	Y	N	21212 4TH AVE S
002	789320	0565	11/16/04	\$255,000	1400	550	7	1957	4	7500	N	N	20729 4TH AVE S
002	789320	5510	1/10/06	\$285,000	1400	0	7	1955	4	8000	N	N	131 S 202ND ST
002	294600	3730	6/21/06	\$384,950	1410	480	7	1990	3	9188	Y	N	20727 11TH AVE S
002	294600	3730	12/16/04	\$329,000	1410	480	7	1990	3	9188	Y	N	20727 11TH AVE S
002	789320	5560	9/15/05	\$249,000	1420	0	7	1955	3	6400	N	N	20230 1ST PL S
002	789320	0550	11/17/04	\$312,000	1430	840	7	1956	3	7500	N	N	20721 4TH AVE S
002	864400	0210	11/24/04	\$217,000	1430	0	7	1960	3	9064	N	N	20341 34TH AVE S
002	093700	0320	3/9/06	\$260,000	1430	0	7	1960	4	9500	N	N	3251 S 202ND ST
002	294600	0871	2/1/05	\$219,950	1430	0	7	1954	4	13000	N	N	1015 S 201ST ST
002	294600	0008	8/31/06	\$267,950	1440	0	7	1965	3	7446	N	N	20014 DES MOINES MEMORIAL DR S
002	294600	0270	9/26/06	\$260,000	1440	0	7	1957	4	7203	N	N	20010 8TH AVE S
002	294600	1420	4/22/05	\$257,200	1450	0	7	1959	3	9000	N	N	20301 10TH AVE S
002	294600	1420	1/5/05	\$210,000	1450	0	7	1959	3	9000	N	N	20301 10TH AVE S
002	294600	4270	12/6/06	\$294,500	1450	0	7	1955	3	7875	N	N	1104 S 202ND ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 88**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	789380	7105	10/25/04	\$272,500	1450	380	7	1961	3	7500	Y	N	20823 7TH AVE S
002	294600	0396	10/23/06	\$272,000	1450	0	7	1958	4	6250	N	N	20113 8TH AVE S
002	294600	0396	7/6/04	\$194,000	1450	0	7	1958	4	6250	N	N	20113 8TH AVE S
002	768620	3195	11/30/04	\$214,000	1450	0	7	1961	4	6875	N	N	20211 14TH AVE S
002	789320	6125	3/19/04	\$206,000	1450	0	7	1954	4	8250	N	N	20134 2ND AVE S
002	501820	0095	6/22/05	\$273,000	1460	540	7	1961	3	11928	N	N	21407 30TH AVE S
002	789380	7480	7/6/06	\$274,000	1460	0	7	1960	3	7500	N	N	20826 4TH PL S
002	789380	2741	9/14/04	\$284,533	1460	0	7	1957	4	8050	Y	N	128 S 213TH ST
002	092204	9296	6/23/05	\$225,000	1470	0	7	1960	3	9600	N	N	2506 S 209TH PL
002	093700	0060	9/15/04	\$199,800	1480	0	7	1960	3	8700	N	N	3216 S 202ND ST
002	768620	3420	3/30/04	\$210,000	1480	0	7	1954	3	11225	N	N	20204 12TH PL S
002	789380	2225	4/12/04	\$315,000	1500	0	7	1960	3	7500	Y	N	21303 3RD AVE S
002	093700	0290	7/13/05	\$249,950	1510	0	7	1960	3	9110	N	N	3514 S 202ND ST
002	789380	3020	8/10/06	\$535,000	1510	1200	7	1964	4	10000	Y	N	21235 4TH AVE S
002	789380	2766	10/7/05	\$410,000	1520	530	7	1955	4	9250	Y	N	210 S 213TH ST
002	286830	0055	12/11/06	\$325,000	1530	250	7	1978	4	11880	N	N	904 S 211TH PL
002	286830	0055	7/30/04	\$256,000	1530	250	7	1978	4	11880	N	N	904 S 211TH PL
002	093700	0310	12/12/05	\$265,000	1560	0	7	1960	3	10113	N	N	3511 S 202ND ST
002	864400	0240	12/8/04	\$240,000	1560	0	7	1960	4	8614	N	N	3231 S 203RD ST
002	789320	0655	6/17/04	\$238,000	1560	0	7	1955	5	10000	N	N	20734 4TH AVE S
002	789380	6225	2/14/06	\$265,200	1580	0	7	1978	3	10250	N	N	20909 5TH AVE S
002	789320	1770	12/19/06	\$310,000	1580	0	7	1951	4	10000	N	N	505 S 206TH ST
002	931531	0080	3/24/04	\$195,000	1590	0	7	1969	3	7215	N	N	21009 12TH AVE S
002	789320	0215	4/16/04	\$220,000	1590	0	7	1956	4	10750	N	N	20715 2ND AVE S
002	789320	4260	5/5/05	\$244,950	1600	0	7	1954	4	10000	N	N	714 S 206TH ST
002	789380	3585	9/21/06	\$377,000	1610	500	7	1959	4	7500	Y	N	21236 6TH AVE S
002	789380	3585	6/22/05	\$296,500	1610	500	7	1959	4	7500	Y	N	21236 6TH AVE S
002	508300	0115	2/24/06	\$250,000	1620	0	7	1956	3	9450	N	N	21238 31ST AVE S
002	789320	1285	11/2/04	\$250,000	1620	0	7	1952	4	13300	Y	N	752 S 208TH ST
002	294600	4052	9/7/05	\$260,000	1630	0	7	1999	3	6983	N	N	20611 12TH AVE S
002	200900	0890	11/15/06	\$369,000	1640	0	7	1953	3	11390	Y	N	303 S 216TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 88**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	789320	4145	8/29/05	\$274,950	1680	0	7	1957	4	10000	N	N	20404 7TH AVE S
002	294600	0070	11/15/04	\$257,950	1690	0	7	1928	2	13744	N	N	1017 S 200TH ST
002	768620	5375	11/29/04	\$318,900	1700	700	7	1991	3	13438	Y	N	20707 14TH AVE S
002	789320	0515	8/28/06	\$380,000	1720	500	7	1961	4	5725	N	N	20701 4TH AVE S
002	789320	4160	1/15/06	\$231,400	1740	0	7	1959	4	6000	N	N	20420 7TH AVE S
002	092204	9399	6/19/06	\$390,000	1750	650	7	1955	4	16052	N	N	21326 24TH AVE S
002	294600	2730	9/23/04	\$312,000	1880	0	7	1992	3	8886	N	N	20607 11TH AVE S
002	768620	2065	7/26/05	\$268,000	1920	0	7	1962	4	7500	N	N	1232 S 201ST ST
002	294600	2710	7/27/06	\$385,500	1940	0	7	1991	3	8889	N	N	20613 11TH AVE S
002	294600	2710	12/2/05	\$319,000	1940	0	7	1991	3	8889	N	N	20613 11TH AVE S
002	294600	0009	4/7/04	\$215,000	2010	0	7	1951	3	17500	N	N	20006 DES MOINES MEMORIAL DR S
002	789320	1990	11/16/04	\$283,500	2070	0	7	1965	4	8385	N	N	20640 4TH PL S
002	789380	2785	6/20/05	\$347,000	2240	520	7	1957	4	12825	Y	N	21222 1ST PL S
002	789380	1600	7/26/04	\$387,000	2370	960	7	1958	4	18225	Y	N	21305 6TH PL S
002	789320	3500	8/14/06	\$425,000	2550	0	7	1994	3	5000	N	N	20434 4TH AVE S
002	789380	3255	4/26/04	\$278,500	1010	670	8	1960	3	6450	Y	N	21230 4TH PL S
002	200900	0800	8/18/05	\$349,950	1290	650	8	1967	3	8300	Y	N	317 S 216TH ST
002	789380	4120	6/23/04	\$315,000	1290	1100	8	1972	3	8062	Y	N	21022 7TH AVE S
002	789380	3230	6/28/05	\$423,000	1330	700	8	1958	3	13437	Y	N	21220 4TH PL S
002	359600	0270	4/14/04	\$325,000	1340	500	8	1960	4	7475	Y	N	20829 8TH AVE S
002	789380	4350	8/22/05	\$429,950	1350	520	8	1968	4	8062	Y	N	21021 6TH AVE S
002	789380	0015	9/28/05	\$425,000	1400	1140	8	1978	3	9125	Y	N	21402 1ST PL S
002	789380	0170	12/12/06	\$425,000	1460	820	8	1968	4	8062	Y	N	21410 3RD AVE S
002	789380	4165	9/27/06	\$415,000	1480	500	8	1958	3	10750	Y	N	617 S 210TH ST
002	789380	1946	5/6/05	\$485,000	1490	610	8	1993	3	6660	Y	N	21331 4TH PL S
002	789380	1850	7/11/05	\$358,000	1610	0	8	1996	3	8740	Y	N	21331 5TH AVE S
002	286830	0045	7/8/04	\$380,000	1630	1120	8	1960	3	12250	Y	N	21002 9TH AVE S
002	789380	0121	8/29/05	\$355,000	1710	120	8	1967	3	13000	N	N	21411 3RD AVE S
002	359600	0296	5/2/05	\$459,900	1770	900	8	1959	3	7820	Y	N	20815 8TH AVE S
002	789380	2825	7/13/06	\$586,000	2080	200	8	1990	3	8937	Y	N	207 S 212TH ST
002	789380	0225	5/3/06	\$489,950	2120	570	8	1968	4	11288	Y	N	21405 4TH AVE S

***Improved Sales Used in this Annual Update Analysis***  
**Area 88**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	294600	2250	8/26/05	\$369,950	2160	0	8	2001	3	13750	N	N	1013 S 204TH ST
002	768620	2115	6/14/06	\$315,000	2210	0	8	1995	3	7500	N	N	1216 S 201ST ST
002	789380	1025	4/24/06	\$465,000	2260	960	8	1955	3	39080	N	N	748 S 216TH ST
002	789320	1790	3/11/04	\$316,000	2300	0	8	1999	3	10000	N	N	20614 5TH AVE S
002	789380	7725	9/23/04	\$369,950	2408	0	8	2004	3	5375	N	N	20831 4TH AVE S
002	789380	6590	10/5/04	\$423,500	2500	0	9	1993	3	9406	Y	N	20925 7TH AVE S
003	360060	1000	2/13/04	\$188,500	910	0	5	1941	5	9000	N	N	24212 24TH AVE S
003	212204	9070	8/23/06	\$236,000	920	0	5	1925	5	9825	N	N	25434 22ND AVE S
003	692960	4275	9/25/06	\$295,000	1200	0	5	1942	3	8000	N	N	24101 24TH AVE S
003	692960	2505	1/31/06	\$237,800	1220	100	5	1943	4	11200	N	N	24131 21ST AVE S
003	092204	9113	10/9/06	\$177,000	1280	0	5	1939	2	16552	N	N	2229 S 222ND ST
003	360300	0410	9/25/06	\$215,000	730	0	6	1985	3	6000	N	N	24251 26TH PLS
003	605240	0745	10/12/06	\$327,000	860	700	6	1957	4	6000	Y	N	22021 10TH AVE S
003	201330	0050	4/8/05	\$240,000	880	800	6	1948	5	19978	N	N	23336 19TH AVE S
003	605240	0205	10/5/06	\$345,000	890	0	6	1946	4	14500	Y	N	1025 S 223RD ST
003	605240	0085	11/14/06	\$259,950	920	0	6	1925	4	11250	N	N	1105 S 222ND ST
003	212204	9126	4/19/06	\$265,000	930	180	6	1943	4	11830	N	N	25302 22ND AVE S
003	212204	9043	5/24/05	\$290,000	960	0	6	1963	4	119790	Y	N	2004 S 253RD ST
003	605240	0560	5/18/06	\$269,000	980	0	6	1954	3	10400	N	N	22320 10TH AVE S
003	201140	0735	5/22/06	\$291,950	990	0	6	1951	4	10419	Y	N	22437 12TH AVE S
003	605240	0526	6/2/06	\$231,500	1010	0	6	1958	3	6000	N	N	22302 10TH AVE S
003	692960	1965	12/27/06	\$278,500	1010	0	6	1962	3	8500	N	N	24011 19TH AVE S
003	945620	0484	7/10/06	\$249,950	1060	0	6	1980	3	7226	N	N	1620 S 252ND ST
003	605240	0505	9/8/05	\$244,000	1070	0	6	1949	4	6000	Y	N	22232 10TH AVE S
003	509700	0010	8/20/04	\$210,000	1110	0	6	1943	4	21036	N	N	21902 24TH AVE S
003	058780	0040	3/4/04	\$200,000	1120	780	6	1933	4	9287	N	N	24404 23RD AVE S
003	605240	0400	4/20/05	\$249,500	1120	800	6	1945	4	9000	N	N	22028 10TH AVE S
003	605240	0215	6/21/04	\$237,000	1140	570	6	1955	4	9261	Y	N	22323 11TH AVE S
003	195160	0260	12/9/05	\$225,500	1140	0	6	1946	5	9000	N	N	2808 S 259TH PL
003	605240	1460	11/14/06	\$265,995	1150	0	6	1923	4	9192	N	N	22237 16TH AVE S
003	360060	0125	10/3/05	\$214,900	1170	0	6	1968	3	5700	N	N	24055 25TH AVE S

***Improved Sales Used in this Annual Update Analysis***  
**Area 88**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	360300	0335	6/1/06	\$250,000	1200	0	6	2001	3	3000	N	N	24205 26TH PLS
003	360300	0365	5/11/04	\$199,000	1220	860	6	1984	3	6000	N	N	24223 26TH PLS
003	212204	9027	4/26/05	\$230,950	1220	610	6	1920	5	8276	N	N	24416 16TH AVE S
003	605240	0900	2/8/05	\$265,000	1230	700	6	1919	4	6000	Y	N	22224 9TH AVE S
003	360060	0110	9/23/04	\$185,000	1260	0	6	1967	3	5400	N	N	24051 25TH AVE S
003	362900	0060	2/20/06	\$251,000	1280	0	6	1962	3	8060	N	N	24704 21ST AVE S
003	362900	0060	6/24/04	\$197,000	1280	0	6	1962	3	8060	N	N	24704 21ST AVE S
003	162204	9101	8/24/05	\$222,000	1280	0	6	1955	4	11550	N	N	22616 24TH AVE S
003	201140	0163	11/17/05	\$241,500	1290	0	6	1960	4	11065	N	N	1221 S 229TH ST
003	201140	0163	4/27/04	\$214,950	1290	0	6	1960	4	11065	N	N	1221 S 229TH ST
003	911000	0040	12/8/04	\$220,000	1300	0	6	1950	4	8072	Y	N	831 S 226TH ST
003	092204	9186	2/3/06	\$312,000	1630	0	6	1953	3	29620	N	N	2013 S 223RD ST
003	162204	9084	10/27/04	\$249,500	1630	0	6	1943	4	14374	N	N	2622 KENT-DES MOINES RD
003	605240	0870	9/7/04	\$390,000	1790	580	6	1918	5	18000	Y	N	22214 9TH AVE S
003	692960	0055	7/29/05	\$263,000	1970	0	6	1956	4	10387	N	N	24032 16TH AVE S
003	092204	9081	1/13/06	\$275,000	2080	0	6	1977	5	13939	N	N	2161 S 216TH ST
003	169700	0040	8/18/05	\$205,000	810	810	7	1968	3	7930	N	N	1641 S 255TH PL
003	788800	0340	3/18/04	\$187,000	820	0	7	1959	4	7473	N	N	25810 19TH AVE S
003	195160	0030	3/22/04	\$156,000	830	0	7	1959	3	9724	N	N	25618 29TH AVE S
003	195110	0140	5/9/06	\$215,336	860	860	7	1976	3	11550	N	N	25321 30TH AVE S
003	195160	0270	4/26/06	\$223,000	880	0	7	1961	3	8500	N	N	2804 S 259TH PL
003	195160	0270	5/2/05	\$190,000	880	0	7	1961	3	8500	N	N	2804 S 259TH PL
003	692960	2390	4/13/06	\$225,000	880	0	7	1978	4	7500	N	N	24319 21ST AVE S
003	752380	0050	9/26/05	\$255,000	920	570	7	1959	3	9167	Y	N	24918 24TH PLS
003	321040	0090	4/5/04	\$183,755	920	0	7	1962	4	8196	N	N	1652 S 261ST PL
003	169700	0090	9/19/06	\$195,550	940	0	7	1968	3	11355	N	N	1813 S 255TH PL
003	169700	0130	6/23/04	\$184,950	940	0	7	1968	3	11469	N	N	1923 S 254TH PL
003	169700	0200	6/9/04	\$180,000	940	0	7	1968	3	10058	N	N	1900 S 254TH PL
003	195110	0055	3/17/04	\$164,990	940	0	7	1959	3	8260	N	N	2904 S 256TH ST
003	752370	0030	8/28/05	\$237,000	940	0	7	1959	3	8280	Y	N	24911 21ST AVE S
003	752370	0505	11/8/04	\$185,000	940	0	7	1958	3	8667	N	N	25121 25TH AVE S

***Improved Sales Used in this Annual Update Analysis***  
**Area 88**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	195090	0275	10/27/06	\$276,500	940	0	7	1958	4	7700	N	N	2919 S 253RD ST
003	195110	0045	9/12/06	\$250,000	940	0	7	1959	4	8349	N	N	25422 29TH AVE S
003	195110	0045	2/24/05	\$190,000	940	0	7	1959	4	8349	N	N	25422 29TH AVE S
003	195110	0080	10/10/05	\$209,500	940	0	7	1959	4	7700	N	N	25423 30TH AVE S
003	111300	0370	9/10/04	\$216,500	950	0	7	1962	3	6600	N	N	1846 S 265TH PL
003	111300	0380	9/5/06	\$277,450	950	950	7	1962	3	5250	N	N	26500 19TH PL S
003	605240	0921	1/14/05	\$247,000	950	890	7	1958	3	6000	Y	N	904 S 223RD ST
003	169700	0350	4/1/05	\$236,000	950	460	7	1973	4	11375	N	N	25409 16TH PL S
003	752370	0235	8/5/04	\$203,100	950	300	7	1959	4	9830	N	N	2303 S 249TH ST
003	752370	0245	7/11/05	\$246,950	950	400	7	1959	4	7560	N	N	2315 S 249TH ST
003	788800	0040	7/15/04	\$182,500	950	0	7	1959	4	7924	N	N	25838 20TH AVE S
003	057600	0975	7/21/06	\$305,000	960	0	7	1953	3	20250	N	N	1923 S 223RD ST
003	195160	0190	1/6/06	\$232,500	960	0	7	1959	3	8500	N	N	25643 29TH AVE S
003	362900	0050	12/22/06	\$265,000	960	800	7	1962	3	7455	N	N	24700 21ST AVE S
003	692960	0275	2/15/05	\$225,000	960	600	7	1969	3	4900	N	N	24118 16TH AVE S
003	727200	0890	2/10/06	\$289,950	960	0	7	1955	3	9542	N	N	22635 16TH AVE S
003	727200	0890	4/15/05	\$261,450	960	0	7	1955	3	9542	N	N	22635 16TH AVE S
003	111300	0290	6/10/06	\$249,950	960	0	7	1964	4	6825	N	N	26507 18TH PL S
003	195090	0105	4/13/05	\$216,000	960	0	7	1957	4	6700	N	N	2926 S 253RD ST
003	111300	0320	1/21/05	\$175,000	970	0	7	1963	3	7480	N	N	1802 S 265TH PL
003	752370	0210	12/27/06	\$283,000	970	0	7	1959	3	7700	N	N	2209 S 248TH ST
003	752370	0345	12/19/05	\$256,000	970	500	7	1959	3	8874	N	N	2320 S 249TH ST
003	752370	0345	10/11/05	\$236,000	970	500	7	1959	3	8874	N	N	2320 S 249TH ST
003	788800	0110	12/14/04	\$198,900	970	0	7	1959	3	8736	N	N	1819 S 259TH ST
003	788800	0130	5/31/05	\$215,000	970	0	7	1959	4	8736	N	N	1909 S 259TH ST
003	058780	0010	1/19/06	\$328,850	980	650	7	1994	3	7232	N	N	24405 24TH AVE S
003	162204	9142	10/9/06	\$254,950	990	650	7	1960	3	10454	N	N	2614 S 232ND ST
003	162204	9143	8/5/04	\$253,000	990	1200	7	1960	3	10454	N	N	2606 S 232ND ST
003	752370	0310	11/10/06	\$280,500	990	200	7	1958	3	8520	N	N	2216 S 250TH ST
003	752370	0310	8/19/05	\$240,000	990	200	7	1958	3	8520	N	N	2216 S 250TH ST
003	692960	3885	8/10/04	\$257,950	1000	0	7	1983	3	7500	Y	N	24135 23RD AVE S

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**Area 88**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	692960	3935	6/17/05	\$269,000	1000	440	7	1983	3	7500	Y	N	24111 23RD AVE S
003	692960	4095	10/24/06	\$304,000	1000	0	7	1983	3	7500	N	N	24317 23RD AVE S
003	752370	0630	9/12/05	\$230,000	1000	0	7	1959	3	11416	N	N	25021 21ST AVE S
003	864320	0065	3/8/05	\$234,950	1000	0	7	1958	4	24832	N	N	23016 16TH AVE S
003	509210	0070	11/10/05	\$259,500	1010	500	7	1962	3	8352	N	N	1871 S 243RD ST
003	752370	0655	10/24/06	\$278,950	1010	0	7	1959	3	8532	N	N	25051 21ST AVE S
003	752370	0655	5/26/04	\$192,900	1010	0	7	1959	3	8532	N	N	25051 21ST AVE S
003	201140	0200	6/28/04	\$250,000	1010	720	7	1955	4	9660	Y	N	1204 S 230TH ST
003	945620	0611	10/8/04	\$218,000	1010	460	7	1962	4	11250	N	N	1843 S 250TH ST
003	769530	0290	4/11/05	\$220,000	1020	1020	7	1962	2	8040	N	N	1653 S 246TH PL
003	195340	0115	4/7/05	\$248,950	1020	740	7	1961	3	7705	N	N	23218 25TH AVE S
003	788830	0140	10/12/05	\$268,500	1020	1020	7	1962	3	10872	N	N	1836 S 264TH PL
003	788840	0090	8/10/05	\$293,500	1020	800	7	1962	3	9800	N	N	1709 S 263RD PL
003	788840	0120	2/14/05	\$237,500	1020	1020	7	1962	3	9765	N	N	1729 S 263RD PL
003	788840	0320	9/8/04	\$237,950	1020	720	7	1962	3	8661	N	N	1827 S 262ND PL
003	195340	0105	12/20/04	\$229,000	1020	730	7	1961	4	8320	N	N	23228 25TH AVE S
003	201140	0011	8/4/06	\$360,000	1020	1020	7	1959	4	10200	N	N	23005 16TH AVE S
003	201140	0011	4/8/05	\$283,500	1020	1020	7	1959	4	10200	N	N	23005 16TH AVE S
003	769530	0180	7/12/06	\$310,000	1020	1020	7	1962	4	8040	N	N	1844 S 246TH PL
003	788840	0160	9/1/04	\$229,900	1020	720	7	1962	4	8517	N	N	1815 S 263RD PL
003	201100	0360	12/19/05	\$255,000	1030	0	7	1986	3	7205	N	N	1839 S 245TH PL
003	360060	0140	2/2/04	\$185,000	1030	0	7	1989	3	6000	N	N	24112 24TH AVE S
003	692960	3980	5/18/05	\$225,000	1030	0	7	1981	3	5000	N	N	24300 22ND PL S
003	752370	0080	2/10/05	\$197,000	1030	0	7	2004	3	9315	N	N	24804 20TH AVE S
003	752380	0085	12/20/04	\$203,000	1030	0	7	1958	3	11232	N	N	25112 25TH AVE S
003	788830	0030	7/7/04	\$233,000	1030	750	7	1961	4	9600	N	N	1618 S 264TH PL
003	788840	0700	8/5/04	\$190,500	1030	500	7	1962	4	8665	N	N	26214 20TH AVE S
003	201140	0510	1/22/04	\$220,000	1040	500	7	1980	3	9100	N	N	1030 S 230TH ST
003	727200	0260	11/2/05	\$267,000	1040	800	7	1960	3	10178	N	N	22640 13TH AVE S
003	752390	0350	5/19/04	\$260,000	1040	910	7	1993	3	10234	N	N	1820 S 250TH PL
003	752370	0755	8/18/05	\$235,000	1040	0	7	1959	4	8701	N	N	2250 S 251ST ST

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**Area 88**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	201100	0220	5/24/06	\$270,000	1050	0	7	1987	3	6600	N	N	1812 S 245TH PL
003	752370	0550	12/6/04	\$194,500	1050	0	7	1958	4	7245	N	N	25034 21ST AVE S
003	752370	0605	7/12/05	\$145,000	1060	0	7	1958	2	8017	N	N	2130 S 251ST ST
003	201320	0110	9/27/06	\$268,550	1060	500	7	1968	3	9601	Y	N	1732 S 234TH ST
003	212204	9138	1/12/06	\$227,500	1060	0	7	1975	3	9926	N	N	2222 S 252ND ST
003	752370	0470	7/22/05	\$256,900	1060	300	7	1959	3	7700	N	N	2219 S 251ST ST
003	752370	0610	5/25/04	\$174,523	1060	0	7	1959	3	7350	N	N	2124 S 251ST ST
003	769530	0090	8/8/06	\$249,000	1060	0	7	1961	3	8040	N	N	1654 S 246TH PL
003	769530	0250	11/14/05	\$245,000	1060	0	7	1961	3	8040	N	N	1627 S 246TH PL
003	769530	0320	5/16/05	\$196,500	1060	0	7	1962	3	8040	N	N	1809 S 246TH PL
003	786450	0010	3/23/05	\$197,400	1060	770	7	1974	3	7900	N	N	2124 S 253RD ST
003	788800	0390	4/29/05	\$216,500	1060	0	7	1959	3	7473	N	N	25827 20TH AVE S
003	195340	0225	11/1/06	\$299,950	1060	400	7	1961	4	8250	N	N	23211 28TH AVE S
003	752370	0665	12/27/05	\$182,000	1060	0	7	1958	4	7560	N	N	25042 20TH AVE S
003	195150	0045	10/23/06	\$261,000	1070	0	7	1959	3	10050	N	N	25337 31ST AVE S
003	692960	0890	6/10/04	\$175,000	1070	0	7	1950	3	7500	N	N	24237 18TH AVE S
003	752370	0530	5/17/06	\$179,190	1070	0	7	1958	3	8178	N	N	2121 S 251ST ST
003	752370	0530	3/19/04	\$188,000	1070	0	7	1958	3	8178	N	N	2121 S 251ST ST
003	195090	0295	12/27/04	\$208,500	1070	500	7	1958	4	11970	N	N	2943 S 253RD ST
003	195160	0040	11/1/06	\$269,000	1070	0	7	1959	4	9792	N	N	25624 29TH AVE S
003	195160	0040	10/29/04	\$212,000	1070	0	7	1959	4	9792	N	N	25624 29TH AVE S
003	769530	0210	9/26/05	\$226,000	1070	0	7	1961	4	8710	N	N	24606 S 246TH ST
003	788840	0710	11/8/05	\$286,000	1070	1070	7	1962	4	8657	N	N	26228 20TH AVE S
003	195090	0290	5/16/05	\$240,000	1070	950	7	1959	5	12060	N	N	2935 S 253RD ST
003	195150	0085	10/18/06	\$262,500	1080	0	7	1959	3	9000	N	N	25344 31ST AVE S
003	360360	0060	12/30/05	\$344,000	1080	780	7	2004	3	6000	N	N	24037 26TH PLS
003	360360	0060	3/5/04	\$240,000	1080	780	7	2004	3	6000	N	N	24037 26TH PLS
003	788830	0020	6/19/06	\$276,000	1080	500	7	1961	3	12466	N	N	1612 S 264TH PL
003	752370	0785	2/24/05	\$225,000	1080	0	7	1958	4	8153	N	N	25018 22ND AVE S
003	195340	0565	4/18/06	\$295,000	1080	760	7	1956	5	8400	N	N	23419 26TH AVE S
003	195340	0565	3/17/05	\$252,000	1080	760	7	1956	5	8400	N	N	23419 26TH AVE S

***Improved Sales Used in this Annual Update Analysis***  
**Area 88**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	169700	0260	10/12/06	\$270,000	1090	690	7	1968	3	8400	N	N	1702 S 254TH PL
003	169700	0260	12/19/05	\$230,000	1090	690	7	1968	3	8400	N	N	1702 S 254TH PL
003	169700	0300	9/22/05	\$258,000	1090	480	7	1968	3	7657	N	N	1608 S 254TH PL
003	169700	0310	1/20/06	\$248,000	1090	480	7	1968	3	7860	N	N	1604 S 254TH PL
003	942500	0130	9/27/06	\$289,950	1090	420	7	1966	4	7275	N	N	26825 17TH AVE S
003	321040	0170	2/20/04	\$229,000	1100	300	7	1962	3	8168	N	N	1832 S 261ST PL
003	321040	0370	9/21/05	\$269,500	1100	700	7	1962	3	8437	N	N	1609 S 261ST PL
003	195150	0075	2/15/06	\$285,000	1110	700	7	1977	3	14000	N	N	25328 31ST AVE S
003	195340	0595	5/9/06	\$303,500	1110	0	7	1959	3	8800	N	N	2512 S 236TH ST
003	195340	0595	1/27/06	\$245,000	1110	0	7	1959	3	8800	N	N	2512 S 236TH ST
003	195360	0005	12/15/05	\$221,000	1110	480	7	1959	3	8400	N	N	23249 25TH AVE S
003	509210	0260	10/25/06	\$303,000	1110	570	7	1963	3	8064	N	N	1909 S 244TH ST
003	788840	0460	11/15/05	\$275,000	1110	480	7	1962	3	9114	N	N	1704 S 263RD PL
003	195150	0060	4/27/04	\$240,000	1110	800	7	1977	4	9000	N	N	25321 31ST AVE S
003	692960	3485	4/24/06	\$349,500	1120	820	7	1980	3	7500	N	N	24101 22ND PL S
003	692960	4075	8/16/05	\$259,000	1120	0	7	1983	3	7500	N	N	24325 23RD AVE S
003	605240	2636	4/19/04	\$219,950	1120	0	7	1969	4	7500	N	N	1209 S 223RD ST
003	692960	0310	3/29/04	\$240,000	1130	1100	7	1957	3	14550	N	N	24204 16TH AVE S
003	942500	0010	1/27/06	\$218,000	1130	0	7	1962	3	7344	N	N	26804 17TH PL S
003	201320	0080	12/19/06	\$385,000	1130	900	7	1960	4	10175	N	N	23329 19TH PL S
003	752370	0760	1/5/05	\$240,000	1130	390	7	1959	4	8183	N	N	2242 S 251ST ST
003	752370	0795	6/27/06	\$283,000	1130	640	7	1958	4	8250	N	N	25004 22ND AVE S
003	201140	0023	10/10/06	\$326,500	1140	900	7	1955	3	23473	N	N	22849 16TH AVE S
003	195340	0015	10/11/05	\$280,000	1140	400	7	1961	3	14580	Y	N	23203 25TH AVE S
003	752255	0010	11/17/06	\$236,500	1140	530	7	1969	3	7540	N	N	25115 22ND AVE S
003	752255	0020	4/24/04	\$200,000	1140	380	7	1969	3	11139	N	N	25121 22ND AVE S
003	195340	0490	4/20/04	\$240,000	1140	1140	7	1960	4	14210	Y	N	23423 27TH AVE S
003	752255	0050	10/21/04	\$241,450	1140	530	7	1969	4	9705	N	N	25116 22ND AVE S
003	162204	9024	11/1/05	\$258,000	1150	900	7	1994	3	12963	N	N	23402 18TH AVE S
003	195340	0140	3/7/06	\$280,000	1150	480	7	1960	4	8800	N	N	2621 S 232ND ST
003	195340	0305	6/3/04	\$213,000	1150	330	7	1958	4	8250	N	N	23216 28TH AVE S

***Improved Sales Used in this Annual Update Analysis***  
**Area 88**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	727200	0935	6/12/06	\$280,499	1150	1300	7	1963	4	9542	N	N	22623 16TH AVE S
003	864300	0195	4/28/04	\$259,900	1150	1150	7	1963	4	11742	Y	N	22919 19TH AVE S
003	057600	0925	4/28/05	\$329,500	1150	1150	7	1956	5	8750	N	N	1811 S 223RD ST
003	169700	0050	1/12/04	\$202,500	1160	490	7	1968	3	7930	N	N	1649 S 255TH PL
003	212204	9148	7/11/05	\$267,950	1160	400	7	1968	3	9652	N	N	2120 S 252ND ST
003	212204	9148	4/30/04	\$233,700	1160	400	7	1968	3	9652	N	N	2120 S 252ND ST
003	752370	0165	10/25/04	\$195,000	1160	0	7	1958	3	7920	N	N	24916 21ST AVE S
003	752370	0815	12/18/06	\$238,000	1160	0	7	1958	3	7560	N	N	2235 S 250TH ST
003	195360	0040	7/12/06	\$349,950	1160	780	7	1956	4	8550	N	N	23431 25TH AVE S
003	195370	0010	2/16/06	\$270,000	1170	500	7	1962	3	8850	N	N	23185 25TH AVE S
003	752370	0295	1/3/06	\$278,000	1170	590	7	1958	4	7560	N	N	2234 S 250TH ST
003	057600	0899	3/15/06	\$375,000	1180	420	7	1966	3	13500	N	N	22329 19TH AVE S
003	082204	9164	7/24/05	\$255,000	1180	460	7	1967	3	10350	N	N	1152 S 220TH ST
003	360300	0375	10/26/06	\$285,000	1180	0	7	1987	3	6000	N	N	24229 26TH PL S
003	360300	0375	9/24/04	\$214,500	1180	0	7	1987	3	6000	N	N	24229 26TH PL S
003	666911	0040	4/26/06	\$250,000	1180	0	7	1981	3	9583	N	N	2021 S 244TH PL
003	713810	0120	11/7/05	\$310,800	1180	620	7	1962	3	9990	N	N	22901 27TH AVE S
003	727200	1205	4/15/04	\$265,000	1180	400	7	1993	3	8187	N	N	22459 15TH AVE S
003	885150	0110	4/16/04	\$204,000	1180	0	7	1966	3	7268	N	N	21857 12TH AVE S
003	201140	0128	9/21/05	\$353,500	1180	1000	7	1961	4	30931	N	N	1315 S 229TH ST
003	111300	0140	7/12/04	\$221,000	1180	0	7	1965	4	5700	N	N	26705 17TH PL S
003	321040	0180	12/28/05	\$270,250	1190	1000	7	1962	3	8164	N	N	1840 S 261ST PL
003	321080	0240	5/28/04	\$250,300	1190	550	7	1962	3	9600	N	N	21808 13TH AVE S
003	666911	0070	4/28/05	\$237,000	1190	0	7	1981	3	10246	N	N	2039 S 244TH PL
003	321080	0200	8/27/04	\$264,900	1190	650	7	1968	4	9600	N	N	21817 14TH AVE S
003	864300	0175	9/22/06	\$335,000	1190	1100	7	1965	4	10080	Y	N	23011 19TH AVE S
003	059120	0080	10/11/05	\$301,000	1200	320	7	1987	3	7434	N	N	24816 19TH PL S
003	059120	0120	2/14/06	\$294,000	1200	320	7	1987	3	8920	N	N	24807 19TH PL S
003	111300	0580	3/1/05	\$211,950	1200	0	7	1963	4	7344	N	N	1822 S 266TH PL
003	195340	0185	12/22/04	\$250,000	1200	860	7	1956	4	9375	N	N	23260 26TH AVE S
003	093430	0210	4/13/04	\$210,000	1210	500	7	1962	3	7476	Y	N	1625 S 258TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 88**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	195340	0615	3/1/05	\$193,000	1210	0	7	1959	3	8946	N	N	23430 25TH AVE S
003	509210	0080	8/4/05	\$250,000	1210	500	7	1962	3	8352	N	N	1903 S 243RD ST
003	509210	0080	5/11/05	\$215,000	1210	500	7	1962	3	8352	N	N	1903 S 243RD ST
003	111300	0400	6/21/05	\$215,000	1210	0	7	1962	4	7420	N	N	26510 19TH PL S
003	945620	0121	12/20/04	\$280,000	1220	860	7	2004	3	22427	N	N	24940 16TH AVE S
003	059120	0040	12/14/04	\$289,950	1220	620	7	1987	3	7282	N	N	24908 19TH PL S
003	059120	0060	7/25/05	\$291,835	1220	620	7	1987	3	7927	N	N	24828 19TH PL S
003	195370	0080	4/5/05	\$286,000	1220	720	7	1989	3	10500	N	N	23154 24TH AVE S
003	282204	9157	11/15/06	\$320,000	1220	700	7	1961	3	7884	N	N	25718 16TH AVE S
003	360060	0105	3/18/04	\$231,000	1220	700	7	1990	3	6000	N	N	24047 25TH AVE S
003	360060	0255	7/13/04	\$252,450	1220	1090	7	1990	3	7200	N	N	24035 26TH AVE S
003	605240	0515	9/13/04	\$273,500	1220	600	7	1983	3	6000	Y	N	22236 10TH AVE S
003	692960	0750	12/8/05	\$247,000	1220	0	7	1979	3	5000	N	N	1716 S 243RD ST
003	329571	0030	3/25/04	\$260,000	1220	590	7	2001	3	5537	N	N	2220 S 252ND PL
003	329571	0140	8/30/05	\$300,000	1220	590	7	2002	3	5550	N	N	2221 S 252ND PL
003	195340	0150	7/22/04	\$272,000	1220	500	7	1959	4	9000	Y	N	23223 27TH AVE S
003	282204	9171	8/3/06	\$314,950	1220	680	7	1963	4	11672	N	N	26008 17TH CT S
003	752370	0705	9/21/05	\$235,000	1220	0	7	1958	4	9618	N	N	2021 S 250TH ST
003	360120	0115	2/8/06	\$261,620	1230	0	7	1968	2	6000	N	N	24442 24TH AVE S
003	162204	9155	8/29/06	\$339,950	1230	340	7	1930	3	22148	N	N	22650 24TH PL S
003	360120	0030	4/22/05	\$212,180	1230	0	7	1968	3	6000	N	N	24417 25TH AVE S
003	360120	0040	2/7/05	\$219,250	1230	0	7	1968	3	6000	N	N	24425 25TH AVE S
003	360120	0145	10/4/05	\$231,750	1230	0	7	1968	3	6000	N	N	24420 24TH AVE S
003	713810	0050	3/16/06	\$253,700	1230	0	7	1962	3	10125	N	N	22934 27TH AVE S
003	195160	0240	11/29/06	\$174,950	1240	0	7	1959	2	9198	N	N	25675 29TH AVE S
003	195340	0330	8/4/05	\$249,950	1240	0	7	1957	3	8250	N	N	23252 28TH AVE S
003	201140	0702	6/28/04	\$250,000	1240	0	7	1953	4	6000	Y	N	22544 8TH AVE S
003	195110	0145	10/30/06	\$268,900	1250	0	7	1976	3	11990	N	N	25320 30TH AVE S
003	195160	0130	3/23/06	\$238,000	1250	0	7	1959	3	8750	N	N	25603 29TH AVE S
003	769530	0360	7/19/04	\$190,000	1250	0	7	1962	3	8040	N	N	1833 S 246TH PL
003	788810	0210	2/20/06	\$230,000	1250	0	7	1960	3	7473	N	N	25732 19TH AVE S

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**Area 88**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	201140	0712	4/17/06	\$399,950	1250	620	7	1962	4	9620	Y	N	1145 APPLE LN
003	509210	0120	8/14/06	\$287,000	1250	0	7	1963	4	8352	N	N	1932 S 244TH ST
003	509210	0120	2/27/04	\$179,000	1250	0	7	1963	4	8352	N	N	1932 S 244TH ST
003	864280	0005	6/9/05	\$280,950	1250	0	7	1955	4	10682	Y	N	22806 THUNDERBIRD DR
003	168380	0140	5/25/06	\$289,450	1260	0	7	1967	3	8036	N	N	1829 S 244TH PL
003	201100	0320	3/1/04	\$195,000	1260	0	7	1987	3	6486	N	N	1821 S 245TH PL
003	201320	0040	6/1/06	\$285,000	1260	1120	7	1968	3	9618	N	N	1731 S 234TH ST
003	752380	0080	10/6/05	\$267,800	1260	0	7	1958	3	11304	N	N	25104 25TH AVE S
003	201140	0790	7/28/04	\$231,000	1260	0	7	1960	4	13880	N	N	22332 10TH AVE S
003	942500	0110	10/19/05	\$259,950	1260	0	7	1965	4	7275	N	N	26816 17TH AVE S
003	092204	9136	8/4/05	\$249,000	1270	0	7	1978	3	11325	Y	N	21926 18TH PL S
003	092204	9381	8/29/05	\$256,950	1270	0	7	1978	3	11325	N	N	21912 18TH PL S
003	195340	0340	10/28/04	\$269,950	1270	870	7	1959	3	8250	Y	N	23404 28TH AVE S
003	201140	0775	8/16/04	\$282,500	1270	770	7	1979	4	9583	Y	N	1104 S 224TH PL
003	752380	0025	2/9/05	\$201,000	1270	0	7	1959	4	10890	N	N	2416 S 249TH PL
003	752370	0635	8/19/05	\$291,000	1270	850	7	1958	5	11974	Y	N	25027 21ST AVE S
003	509210	0200	8/17/06	\$279,000	1280	0	7	1967	3	9512	N	N	1806 S 244TH ST
003	713800	0070	3/28/05	\$244,900	1280	700	7	1961	3	10665	N	N	22799 26TH AVE S
003	788840	0180	12/29/05	\$315,000	1280	0	7	2004	3	8250	N	N	1829 S 263RD PL
003	111300	0200	8/16/06	\$270,000	1280	0	7	1962	4	7200	N	N	26645 18TH PL S
003	713810	0080	10/10/06	\$299,000	1280	690	7	1962	4	9990	N	N	22761 27TH AVE S
003	605240	0295	2/9/05	\$345,000	1280	1070	7	1961	5	7200	Y	N	22005 11TH AVE S
003	162204	9233	1/19/06	\$295,000	1290	0	7	1995	3	8412	N	N	23231 22ND PL S
003	195370	0060	3/1/06	\$356,000	1290	820	7	1963	3	13715	N	N	23047 25TH AVE S
003	727200	0136	8/2/05	\$293,450	1290	570	7	1963	3	10178	N	N	22639 13TH AVE S
003	321080	0010	11/7/05	\$305,000	1290	1180	7	1961	4	9776	N	N	21849 15TH AVE S
003	713810	0070	3/14/06	\$338,000	1290	1250	7	1962	4	12792	N	N	2662 S 228TH PL
003	713810	0070	12/19/05	\$316,950	1290	1250	7	1962	4	12792	N	N	2662 S 228TH PL
003	082204	9145	4/23/04	\$234,750	1300	0	7	1964	3	9583	N	N	21437 13TH AVE S
003	162204	9228	6/8/05	\$275,000	1300	1040	7	1994	3	9745	N	N	22609 28TH AVE S
003	692960	4005	10/24/06	\$291,950	1300	0	7	1983	3	5000	N	N	24316 22ND PL S

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**Area 88**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	329571	0040	6/2/04	\$273,950	1300	690	7	2001	3	5450	N	N	2302 S 252ND PL
003	660049	0020	6/24/04	\$196,950	1300	0	7	2004	3	3606	N	N	26721 19TH AVE S
003	660049	0300	8/19/04	\$203,950	1300	0	7	2004	3	3607	N	N	26714 19TH AVE S
003	660049	0330	9/30/04	\$204,515	1300	0	7	2004	3	3606	N	N	26720 19TH AVE S
003	169700	0320	10/24/06	\$360,000	1300	1300	7	1980	4	11527	N	N	1600 S 254TH PL
003	169700	0320	2/3/06	\$310,000	1300	1300	7	1980	4	11527	N	N	1600 S 254TH PL
003	169700	0320	5/27/04	\$255,000	1300	1300	7	1980	4	11527	N	N	1600 S 254TH PL
003	195340	0365	1/23/04	\$177,000	1300	0	7	1957	4	8250	N	N	23438 28TH AVE S
003	509210	0060	11/2/04	\$255,000	1300	600	7	1963	4	8352	N	N	1841 S 243RD ST
003	713810	0040	2/9/04	\$232,500	1300	730	7	1962	4	10125	N	N	22902 27TH AVE S
003	727200	0205	6/21/06	\$284,950	1300	0	7	1960	4	8906	N	N	22615 13TH AVE S
003	727200	0205	4/28/05	\$236,000	1300	0	7	1960	4	8906	N	N	22615 13TH AVE S
003	864320	0061	2/28/06	\$430,000	1300	1200	7	1979	4	9583	N	N	1630 S 231ST PL
003	864320	0061	8/2/04	\$289,950	1300	1200	7	1979	4	9583	N	N	1630 S 231ST PL
003	169700	0340	7/8/04	\$212,000	1310	0	7	1920	3	11606	N	N	25405 16TH PL S
003	195340	0380	4/1/06	\$271,000	1310	0	7	1957	3	8250	N	N	2721 S 234TH ST
003	692960	1697	11/28/06	\$316,000	1310	0	7	1979	3	7500	N	N	24135 22ND AVE S
003	195340	0260	8/10/04	\$226,000	1310	0	7	1956	4	8140	Y	N	23256 27TH AVE S
003	679060	0250	4/22/04	\$213,100	1310	0	7	1966	4	8424	N	N	2144 S 229TH ST
003	215640	0024	9/28/05	\$256,000	1320	0	7	1965	3	9820	N	N	21614 24TH AVE S
003	215640	0024	1/14/04	\$176,000	1320	0	7	1965	3	9820	N	N	21614 24TH AVE S
003	321080	0160	1/11/05	\$222,700	1320	750	7	1960	3	9000	N	N	21845 14TH AVE S
003	713800	0050	5/10/05	\$285,000	1320	770	7	1960	3	10665	N	N	22759 26TH AVE S
003	788800	0180	10/5/06	\$160,000	1320	0	7	1959	3	8736	N	N	1820 S 260TH ST
003	788810	0080	6/30/06	\$240,000	1320	0	7	1959	3	8141	N	N	25721 18TH AVE S
003	788800	0160	4/20/05	\$228,000	1320	0	7	1959	4	8736	N	N	1834 S 260TH ST
003	713800	0130	7/21/05	\$277,000	1330	1000	7	1961	3	10350	N	N	2641 S 227TH PL
003	769530	0040	6/3/05	\$230,000	1330	0	7	1962	3	8040	N	N	1620 S 246TH PL
003	769530	0110	5/26/05	\$220,000	1330	290	7	1962	3	8040	N	N	1802 S 246TH PL
003	660049	0010	6/21/04	\$198,950	1330	0	7	2004	3	3604	N	N	26723 19TH AVE S
003	660049	0290	7/30/04	\$198,950	1330	0	7	2004	3	3631	N	N	26712 19TH AVE S

***Improved Sales Used in this Annual Update Analysis***  
**Area 88**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	660049	0340	9/24/04	\$215,821	1330	0	7	2004	3	3608	N	N	26722 19TH AVE S
003	162204	9115	7/16/04	\$275,000	1330	900	7	1957	4	10890	Y	N	22458 16TH AVE S
003	601400	0025	12/16/05	\$360,000	1340	1340	7	1962	3	11236	N	N	1230 S 229TH ST
003	321040	0260	6/21/06	\$285,000	1340	0	7	1962	4	8151	N	N	1811 S 261ST PL
003	788810	0100	2/8/05	\$213,000	1340	0	7	1960	4	7298	N	N	25740 18TH AVE S
003	321080	0110	5/26/05	\$263,000	1350	0	7	1963	3	8840	N	N	21826 14TH AVE S
003	692960	1870	6/19/06	\$307,000	1350	0	7	1979	3	7750	N	N	24014 18TH PLS
003	864260	0135	3/1/06	\$267,000	1350	0	7	1955	3	13320	Y	N	23045 THUNDERBIRD DR
003	727200	0745	7/26/04	\$254,000	1360	0	7	1992	3	8884	N	N	22656 15TH AVE S
003	111300	0020	4/7/05	\$216,000	1360	0	7	1965	4	7875	N	N	1604 S 268TH ST
003	201320	0240	11/30/06	\$268,000	1360	180	7	1977	4	9662	Y	N	1814 S 233RD ST
003	282204	9090	6/21/06	\$285,000	1360	0	7	1962	4	10187	N	N	25833 18TH AVE S
003	314875	0080	7/19/05	\$265,000	1370	0	7	1995	2	8080	Y	N	25113 23RD PLS
003	282204	9120	3/29/05	\$270,000	1370	0	7	1954	3	37904	N	N	1641 S 260TH ST
003	059120	0090	7/25/06	\$375,000	1370	1300	7	1987	3	9623	N	N	24805 20TH AVE S
003	195160	0070	2/28/06	\$222,000	1370	0	7	1959	3	9792	N	N	25644 29TH AVE S
003	195340	0025	2/15/05	\$275,000	1370	840	7	1957	3	10950	N	N	23219 25TH AVE S
003	168380	0045	2/10/04	\$199,500	1370	0	7	1967	4	7790	N	N	1627 S 244TH PLS
003	201320	0010	5/10/04	\$289,000	1370	1100	7	1966	4	11826	N	N	1701 S 234TH ST
003	769530	0230	3/14/06	\$260,000	1370	0	7	1962	4	8040	N	N	1615 S 246TH PLS
003	195160	0110	9/13/04	\$182,000	1380	0	7	1959	3	9800	N	N	25672 29TH AVE S
003	195340	0590	4/21/05	\$204,975	1380	0	7	1956	3	9900	N	N	23457 26TH AVE S
003	885150	0080	11/13/06	\$263,000	1380	0	7	1964	3	7560	N	N	21833 12TH AVE S
003	885150	0080	4/19/05	\$194,000	1380	0	7	1964	3	7560	N	N	21833 12TH AVE S
003	195160	0020	4/1/05	\$215,000	1380	0	7	1959	4	9792	N	N	25610 29TH AVE S
003	195160	0080	8/10/05	\$215,000	1380	0	7	1959	4	9792	N	N	25650 29TH AVE S
003	195160	0220	11/26/05	\$234,950	1380	0	7	1959	4	8250	N	N	25663 29TH AVE S
003	195340	0230	8/19/05	\$366,990	1380	400	7	1960	4	8250	Y	N	23219 28TH AVE S
003	195340	0250	11/16/04	\$237,500	1380	0	7	1956	4	8250	N	N	23251 28TH AVE S
003	195340	0500	2/23/06	\$400,000	1380	1380	7	1956	4	14025	Y	N	23435 27TH AVE S
003	727200	1245	6/16/06	\$369,950	1390	900	7	1993	3	7950	N	N	22435 15TH AVE S

***Improved Sales Used in this Annual Update Analysis***  
**Area 88**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	752370	0595	1/26/06	\$293,000	1390	0	7	1958	3	6991	N	N	25013 22ND AVE S
003	201100	0190	4/21/05	\$244,950	1400	0	7	1986	3	6600	N	N	1830 S 245TH PL
003	201100	0380	4/16/04	\$226,450	1400	0	7	1986	3	6540	N	N	1849 S 245TH PL
003	201100	0230	7/13/06	\$299,500	1400	0	7	1987	4	6600	N	N	1806 S 245TH PL
003	201100	0230	2/19/04	\$215,000	1400	0	7	1987	4	6600	N	N	1806 S 245TH PL
003	752390	0240	9/19/05	\$317,500	1410	0	7	1993	3	7424	N	N	25106 18TH AVE S
003	057600	0550	8/29/05	\$222,000	1420	390	7	1961	3	12500	N	N	1930 S 223RD ST
003	195110	0105	5/18/06	\$264,950	1420	0	7	1959	4	10075	N	N	25418 30TH AVE S
003	360360	0070	9/13/04	\$197,900	1430	0	7	1955	3	6000	N	N	24041 26TH PL S
003	769530	0170	3/9/06	\$300,000	1430	900	7	1962	3	8040	N	N	1838 S 246TH PL
003	769530	0170	11/20/04	\$242,000	1430	900	7	1962	3	8040	N	N	1838 S 246TH PL
003	788840	0670	1/21/05	\$230,000	1430	1070	7	1962	3	8320	N	N	26132 20TH AVE S
003	168380	0030	9/21/04	\$224,500	1430	0	7	1968	4	7410	N	N	1617 S 244TH PL
003	201140	0012	12/14/06	\$379,500	1440	400	7	1989	3	8276	N	N	23015 16TH AVE S
003	752370	0160	8/16/05	\$228,000	1440	0	7	1958	3	8736	N	N	2104 S 250TH ST
003	360060	1020	7/19/04	\$204,000	1440	0	7	1988	4	6000	N	N	24206 24TH AVE S
003	713810	0110	2/22/06	\$347,500	1440	1000	7	1963	4	9990	Y	N	22865 27TH AVE S
003	168380	0170	1/2/06	\$256,000	1450	0	7	1967	3	9425	N	N	1847 S 244TH PL
003	195090	0260	3/12/04	\$202,500	1450	0	7	1956	4	8050	N	N	25324 29TH AVE S
003	360060	0080	10/16/06	\$298,000	1460	0	7	1990	3	7200	N	N	24035 25TH AVE S
003	660049	0070	10/21/04	\$199,950	1460	0	7	2004	3	2943	N	N	26711 19TH AVE S
003	660049	0100	12/22/04	\$219,450	1460	0	7	2004	3	3625	N	N	26705 19TH AVE S
003	660049	0150	10/18/06	\$299,950	1460	0	7	2005	3	3700	N	N	26615 19TH AVE S
003	660049	0150	12/23/04	\$215,950	1460	0	7	2005	3	3700	N	N	26615 19TH AVE S
003	660049	0180	12/16/04	\$211,950	1460	0	7	2004	3	3607	N	N	26621 19TH AVE S
003	660049	0190	7/24/06	\$301,500	1460	0	7	2005	3	3607	N	N	26623 19TH AVE S
003	660049	0190	12/22/04	\$213,950	1460	0	7	2005	3	3607	N	N	26623 19TH AVE S
003	660049	0280	8/9/04	\$206,950	1460	0	7	2004	3	3617	N	N	26622 19TH AVE S
003	788830	0180	11/30/05	\$230,000	1470	0	7	1962	3	8050	N	N	26322 20TH AVE S
003	788840	0110	7/18/06	\$282,500	1470	0	7	1962	3	9800	N	N	1723 S 263RD PL
003	788840	0260	10/13/04	\$209,000	1470	0	7	1962	3	10440	N	N	1731 S 262ND PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 88**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	788840	0550	12/2/05	\$268,950	1470	0	7	1962	3	9133	N	N	26119 18TH AVE S
003	195340	0325	2/17/05	\$235,500	1470	0	7	1958	4	8250	N	N	23242 28TH AVE S
003	321080	0120	1/3/05	\$264,000	1470	0	7	1960	4	8840	N	N	21834 14TH AVE S
003	788830	0240	4/23/04	\$214,900	1470	0	7	1962	4	9310	N	N	1831 S 264TH PL
003	059120	0110	7/18/06	\$399,900	1480	600	7	1987	3	8045	N	N	24805 19TH PLS
003	660049	0050	8/19/04	\$228,950	1480	0	7	2004	3	3607	N	N	26715 19TH AVE S
003	660049	0200	12/20/04	\$227,950	1480	0	7	2004	3	3607	N	N	26625 19TH AVE S
003	660049	0270	10/25/04	\$232,500	1480	0	7	2004	3	3607	N	N	26624 19TH AVE S
003	195130	0015	7/28/05	\$225,000	1480	0	7	1958	4	9860	N	N	25617 30TH AVE S
003	752370	0615	4/21/06	\$282,950	1480	700	7	1958	4	7350	N	N	2118 S 251ST ST
003	864300	0055	9/26/05	\$297,000	1480	870	7	1963	4	14186	Y	N	1711 S 232ND ST
003	195130	0090	8/29/05	\$219,000	1490	0	7	1958	3	9840	N	N	25652 30TH AVE S
003	885150	0100	5/11/05	\$246,500	1490	0	7	1966	3	7216	N	N	21849 12TH AVE S
003	195130	0055	12/14/04	\$255,000	1490	0	7	1959	4	12375	N	N	2914 S 259TH PL
003	864300	0080	6/28/05	\$285,000	1490	730	7	1968	4	11466	Y	N	1907 S 232ND ST
003	321080	0090	8/30/06	\$270,000	1500	0	7	1963	3	8840	N	N	21810 14TH AVE S
003	752370	0575	1/27/06	\$238,000	1500	0	7	1958	3	14821	N	N	25024 21ST PLS
003	195370	0120	8/2/06	\$380,128	1500	200	7	1962	4	9100	N	N	23175 24TH AVE S
003	321040	0100	4/22/05	\$234,000	1500	0	7	1962	4	8192	N	N	1656 S 261ST PL
003	752370	0710	2/28/06	\$245,000	1500	0	7	1958	4	9013	N	N	2103 S 250TH ST
003	788840	0210	8/28/06	\$299,950	1510	700	7	1968	3	8551	N	N	26218 17TH AVE S
003	660049	0060	7/27/04	\$215,950	1510	0	7	2004	3	3139	N	N	26713 19TH AVE S
003	660049	0080	11/26/04	\$224,950	1510	0	7	2004	3	4716	N	N	26709 19TH AVE S
003	660049	0090	12/28/04	\$220,950	1510	0	7	2004	3	4603	N	N	26707 19TH AVE S
003	660049	0170	10/31/06	\$305,000	1510	0	7	2005	3	3707	N	N	26619 19TH AVE S
003	660049	0170	12/24/04	\$222,950	1510	0	7	2005	3	3707	N	N	26619 19TH AVE S
003	212204	9020	9/28/05	\$420,000	1510	1090	7	1949	4	77972	N	N	1841 S 252ND ST
003	111300	0490	6/14/05	\$248,500	1510	0	7	1962	4	7260	N	N	26610 18TH PLS
003	059120	0140	7/21/06	\$349,000	1520	380	7	1987	3	7201	N	N	24825 19TH PLS
003	059120	0150	7/6/06	\$360,000	1520	380	7	1987	3	7733	N	N	24901 19TH PLS
003	168380	0180	2/25/05	\$293,000	1520	890	7	1967	3	8160	N	N	1851 S 244TH PL

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**Area 88**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	195090	0055	7/24/06	\$260,350	1520	0	7	1957	3	6700	N	N	2905 S 252ND ST
003	692960	0040	6/16/04	\$237,900	1520	0	7	1989	3	7200	N	N	24028 16TH AVE S
003	679060	0260	7/18/06	\$335,000	1520	440	7	1966	4	7560	N	N	2150 S 229TH ST
003	727200	1725	12/14/06	\$415,000	1530	300	7	1988	3	6362	N	N	22507 13TH AVE S
003	727200	1725	2/24/05	\$225,000	1530	300	7	1988	3	6362	N	N	22507 13TH AVE S
003	679060	0240	10/24/06	\$325,000	1530	0	7	1966	4	8424	N	N	2136 S 229TH ST
003	111300	0600	2/8/05	\$245,000	1536	750	7	1963	4	11000	N	N	26505 19TH PLS
003	201100	0370	9/29/05	\$290,000	1540	0	7	1986	3	6492	N	N	1843 S 245TH PL
003	605240	0335	4/5/04	\$302,000	1540	1180	7	1964	3	7200	Y	N	22025 11TH AVE S
003	788810	0010	6/30/05	\$225,000	1540	0	7	1960	3	8141	N	N	25825 18TH AVE S
003	713800	0230	1/27/04	\$189,900	1540	0	7	1961	4	9720	N	N	22631 28TH AVE S
003	885150	0150	9/21/04	\$249,950	1550	0	7	1965	4	7200	N	N	21834 12TH AVE S
003	212204	9180	6/4/04	\$220,000	1560	0	7	1992	3	7684	N	N	2131 S 254TH ST
003	215640	0022	5/16/06	\$300,000	1570	0	7	1964	3	10629	N	N	21606 24TH AVE S
003	201140	0041	8/30/04	\$262,500	1570	800	7	1965	4	11780	N	N	1505 S 228TH ST
003	679060	0310	4/18/04	\$262,000	1570	440	7	1965	4	12960	N	N	22926 23RD PLS
003	195370	0020	12/5/06	\$331,950	1580	330	7	1963	3	10500	N	N	23141 25TH AVE S
003	727200	0725	4/4/06	\$329,950	1580	0	7	1992	3	8694	N	N	22662 15TH AVE S
003	092204	9279	7/6/04	\$219,800	1590	0	7	1959	3	12632	Y	N	2043 S 223RD ST
003	201100	0120	8/8/06	\$329,950	1590	0	7	1986	3	7617	N	N	1626 S 245TH PL
003	752390	0310	5/19/04	\$222,000	1600	870	7	1993	3	9720	N	N	1844 S 250TH PL
003	679060	0650	2/18/05	\$268,990	1600	520	7	1963	4	13500	N	N	2019 S 232ND PL
003	679060	0770	6/26/05	\$292,000	1600	480	7	1963	4	14388	N	N	23211 20TH AVE S
003	092204	9380	8/21/06	\$282,950	1610	0	7	1978	3	11325	N	N	21918 18TH PLS
003	093430	0020	10/5/06	\$409,500	1610	260	7	1962	3	7643	Y	N	1614 S 257TH PL
003	321080	0070	7/14/05	\$280,000	1610	1320	7	1961	3	9360	N	N	21805 15TH AVE S
003	509700	0130	1/14/04	\$215,000	1610	0	7	1975	3	9750	N	N	2419 S 219TH ST
003	692960	0985	11/2/04	\$235,000	1610	0	7	1988	3	7500	N	N	24028 17TH AVE S
003	195160	0150	3/31/05	\$223,400	1610	0	7	1959	4	8500	N	N	25617 29TH AVE S
003	162204	9010	1/9/06	\$275,000	1620	1100	7	1959	3	13401	N	N	2030 KENT-DES MOINES RD
003	692960	0080	2/13/04	\$225,000	1620	0	7	1989	3	7200	N	N	24025 17TH AVE S

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**Area 88**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	605240	1450	6/14/06	\$377,000	1620	0	7	2000	3	9609	N	N	22231 16TH AVE S
003	660049	0160	12/10/04	\$231,950	1620	0	7	2004	3	3998	N	N	26617 19TH AVE S
003	321080	0100	6/10/04	\$270,000	1620	480	7	1965	4	8840	N	N	21820 14TH AVE S
003	195340	0555	8/19/05	\$264,000	1620	0	7	1956	5	8400	N	N	2521 S 234TH ST
003	605240	3030	11/16/05	\$290,000	1630	0	7	1980	3	6000	N	N	22016 12TH AVE S
003	605240	3030	6/1/04	\$227,500	1630	0	7	1980	3	6000	N	N	22016 12TH AVE S
003	713810	0010	9/14/05	\$302,500	1630	840	7	1962	4	10125	N	N	22802 27TH AVE S
003	692960	0330	8/11/05	\$267,000	1640	0	7	1968	3	7200	N	N	1618 S 243RD ST
003	692960	2990	11/10/06	\$290,000	1640	0	7	1979	3	7500	N	N	24111 22ND AVE S
003	769530	0300	2/13/04	\$185,000	1640	0	7	1962	3	8040	N	N	1659 S 246TH PL
003	201100	0240	10/20/05	\$258,000	1650	0	7	1985	3	6320	N	N	1802 S 245TH PL
003	201100	0280	11/30/04	\$215,000	1650	0	7	1985	3	8166	N	N	1801 S 245TH PL
003	752390	0250	4/25/05	\$275,950	1650	0	7	1993	3	7313	N	N	25018 18TH AVE S
003	201140	0009	10/12/05	\$335,000	1650	0	7	1988	4	9225	N	N	23037 16TH AVE S
003	093430	0060	4/29/05	\$270,000	1670	300	7	1962	3	8414	Y	N	1604 S 258TH ST
003	752370	0175	5/14/04	\$189,000	1670	0	7	1959	3	8800	N	N	2103 S 249TH PL
003	201140	0018	5/2/06	\$423,000	1670	1670	7	1964	4	15750	N	N	22811 16TH AVE S
003	201100	0350	1/23/06	\$265,000	1670	0	7	1986	4	7289	N	N	1837 S 245TH PL
003	212204	9049	3/18/05	\$232,000	1690	0	7	1981	3	14616	N	N	2109 S 252ND ST
003	605240	0150	11/3/05	\$385,000	1710	400	7	1977	3	10875	Y	N	22308 11TH AVE S
003	169700	0140	7/27/05	\$259,990	1720	0	7	1968	3	9120	N	N	1929 S 254TH PL
003	752370	0490	4/16/04	\$217,000	1720	0	7	1958	3	12830	N	N	2321 S 251ST ST
003	169700	0220	5/20/04	\$227,000	1720	0	7	1968	4	8400	N	N	1726 S 254TH PL
003	195110	0020	9/20/04	\$218,550	1720	0	7	1959	4	8750	N	N	25427 29TH AVE S
003	788810	0120	11/29/06	\$307,500	1730	0	7	1960	3	7298	N	N	25726 18TH AVE S
003	321040	0130	8/12/05	\$290,000	1730	0	7	1962	4	8182	N	N	1810 S 261ST PL
003	788820	0130	11/7/05	\$255,000	1730	0	7	1961	4	8527	N	N	2000 S 257TH ST
003	058780	0070	9/25/06	\$339,500	1740	0	7	1996	3	8837	N	N	24422 23RD AVE S
003	752370	0225	8/1/06	\$303,000	1740	200	7	1959	4	10373	N	N	24823 23RD AVE S
003	195340	0130	5/27/05	\$276,000	1760	0	7	1959	3	8960	N	N	2605 S 232ND ST
003	788840	0680	5/18/06	\$318,000	1760	0	7	1962	3	8615	N	N	26200 20TH AVE S

***Improved Sales Used in this Annual Update Analysis***  
**Area 88**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	788840	0680	3/15/06	\$235,000	1760	0	7	1962	3	8615	N	N	26200 20TH AVE S
003	360300	0400	9/28/05	\$262,900	1780	0	7	1991	3	3000	N	N	24233 26TH PL S
003	162204	9234	8/9/04	\$292,000	1790	0	7	1995	3	7613	N	N	23223 22ND PL S
003	788830	0110	5/31/06	\$302,000	1800	0	7	1962	3	9344	N	N	1812 S 264TH PL
003	195110	0085	3/30/04	\$200,000	1800	0	7	1959	4	8811	N	N	25415 30TH AVE S
003	727200	0755	10/19/05	\$325,000	1820	0	7	1992	3	8885	N	N	22650 15TH AVE S
003	692960	2000	2/8/05	\$269,000	1830	0	7	1990	4	7500	N	N	24046 19TH AVE S
003	788830	0040	10/12/05	\$280,750	1830	0	7	1961	4	5695	N	N	1622 S 264TH PL
003	195090	0050	7/26/05	\$258,000	1840	0	7	1959	4	7125	N	N	25349 29TH AVE S
003	788840	0530	5/28/05	\$232,000	1840	0	7	1962	4	9960	N	N	1730 S 262ND PL
003	605240	1610	8/11/04	\$260,500	1850	0	7	1995	3	11800	N	N	22324 15TH AVE S
003	788810	0180	12/26/06	\$289,500	1850	0	7	1960	3	7298	N	N	25747 19TH AVE S
003	201140	0121	9/14/06	\$435,000	1860	1100	7	1988	3	24450	N	N	1326 S 230TH ST
003	195340	0585	1/23/06	\$260,000	1860	0	7	1956	4	8960	N	N	23447 26TH AVE S
003	864280	0025	3/16/04	\$300,000	1860	0	7	1955	4	11236	Y	N	23006 THUNDERBIRD DR
003	945620	0600	9/1/06	\$325,000	1870	0	7	2005	3	6720	N	N	25041 20TH AVE S
003	037900	0020	10/3/06	\$317,000	1880	0	7	1960	3	10500	N	N	22611 26TH AVE S
003	037900	0020	9/10/04	\$230,000	1880	0	7	1960	3	10500	N	N	22611 26TH AVE S
003	692960	2040	11/21/05	\$306,000	1900	0	7	1998	3	5000	N	N	24039 19TH AVE S
003	201320	0220	11/22/06	\$309,999	1910	0	7	1965	3	9224	N	N	23310 19TH PL S
003	788840	0270	9/21/04	\$222,500	1920	0	7	1962	3	10696	N	N	1739 S 262ND PL
003	679060	0780	11/21/05	\$293,000	1950	0	7	1964	4	10525	N	N	23209 20TH AVE S
003	360060	0890	2/26/04	\$224,950	1980	0	7	1999	3	3000	N	N	24303 25TH AVE S
003	058780	0130	11/4/04	\$285,000	1990	0	7	1996	3	9995	N	N	24340 22ND PL S
003	679060	1010	8/24/04	\$234,950	2000	0	7	1963	4	9350	N	N	2038 S 230TH ST
003	195340	0465	10/27/05	\$310,000	2020	0	7	1970	3	9775	Y	N	2611 S 234TH ST
003	679060	0560	11/17/05	\$282,500	2060	0	7	1964	3	8400	N	N	23202 21ST AVE S
003	660049	0030	7/27/04	\$228,950	2060	0	7	2004	3	3607	N	N	26719 19TH AVE S
003	660049	0040	8/23/04	\$241,950	2060	0	7	2004	3	3607	N	N	26717 19TH AVE S
003	660049	0110	11/1/04	\$240,950	2060	0	7	2004	3	3607	N	N	26703 19TH AVE S
003	660049	0140	2/18/05	\$250,000	2060	0	7	2005	3	3638	N	N	26613 19TH AVE S

***Improved Sales Used in this Annual Update Analysis***  
**Area 88**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	660049	0210	11/12/04	\$239,846	2060	0	7	2004	3	4996	N	N	26636 19TH AVE S
003	660049	0230	1/10/05	\$243,200	2060	0	7	2004	3	4533	N	N	26632 19TH AVE S
003	660049	0250	12/7/04	\$235,950	2060	0	7	2004	3	3607	N	N	26628 19TH AVE S
003	660049	0260	12/9/04	\$249,590	2060	0	7	2004	3	3607	N	N	26626 19TH AVE S
003	660049	0310	9/1/04	\$244,836	2060	0	7	2004	3	3607	N	N	26716 19TH AVE S
003	660049	0320	9/8/04	\$237,950	2060	0	7	2004	3	3607	N	N	26718 19TH AVE S
003	201320	0210	8/24/05	\$370,000	2060	1200	7	1964	4	11000	N	N	23311 19TH AVE S
003	727200	1785	6/17/05	\$384,950	2070	0	7	2002	3	12680	N	N	22411 13TH AVE S
003	111300	0160	6/28/04	\$259,950	2080	0	7	2002	3	5250	N	N	26712 17TH PL S
003	788830	0190	4/3/06	\$303,500	2110	0	7	1962	3	6500	N	N	26328 20TH AVE S
003	418030	0020	7/21/05	\$469,000	2140	440	7	1980	3	9228	Y	N	842 S 227TH PL
003	679060	0960	6/10/05	\$317,500	2160	0	7	1965	4	10780	N	N	2043 S 229TH ST
003	752380	0035	10/18/05	\$304,000	2160	0	7	1959	4	12032	Y	N	2417 S 249TH PL
003	864260	0130	10/10/06	\$415,000	2230	0	7	1955	4	14900	Y	N	23035 THUNDERBIRD DR
003	864300	0120	8/10/06	\$475,000	2230	0	7	1963	4	12096	Y	N	1807 S 229TH ST
003	864300	0120	8/25/05	\$352,500	2230	0	7	1963	4	12096	Y	N	1807 S 229TH ST
003	788800	0090	11/5/04	\$270,000	2250	460	7	1959	4	8736	N	N	1803 S 259TH ST
003	201100	0200	8/23/05	\$297,000	2260	0	7	1987	3	6600	N	N	1824 S 245TH PL
003	660049	0120	10/20/04	\$235,721	2290	0	7	2005	3	3607	N	N	26701 19TH AVE S
003	660049	0130	2/8/05	\$235,950	2290	0	7	2005	3	3607	N	N	26611 19TH AVE S
003	660049	0220	11/19/04	\$234,953	2290	0	7	2004	3	3777	N	N	26634 19TH AVE S
003	660049	0240	1/6/05	\$240,950	2290	0	7	2005	3	4593	N	N	26630 19TH AVE S
003	864300	0210	9/28/05	\$345,000	2520	0	7	1963	4	9282	Y	N	22916 19TH AVE S
003	692960	1920	6/6/05	\$397,000	2620	0	7	1991	3	10000	N	N	24043 19TH AVE S
003	162204	9187	4/22/04	\$338,000	2730	0	7	1942	4	76230	N	N	23616 16TH AVE S
003	201140	0610	3/1/04	\$425,000	2730	600	7	1921	4	16590	Y	N	22702 10TH AVE S
003	692960	2910	2/13/04	\$250,100	1230	910	8	2003	3	7500	N	N	24105 22ND AVE S
003	195340	0295	9/5/06	\$314,150	1240	1240	8	1957	4	8360	Y	N	23204 27TH AVE S
003	200700	0070	4/1/04	\$227,000	1340	0	8	1997	3	9065	N	N	23444 23RD PL S
003	255770	0030	6/26/06	\$345,000	1400	360	8	1978	3	8925	Y	N	22615 19TH AVE S
003	255770	0030	6/7/05	\$321,500	1400	360	8	1978	3	8925	Y	N	22615 19TH AVE S

***Improved Sales Used in this Annual Update Analysis***  
**Area 88**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	360180	0580	1/9/06	\$258,000	1410	1190	8	1959	3	9000	N	N	24606 26TH PL S
003	200700	0030	6/23/05	\$274,950	1430	0	8	1998	3	9600	N	N	23416 23RD PL S
003	679060	0030	6/3/04	\$249,975	1440	670	8	1963	3	8635	N	N	23147 20TH AVE S
003	679060	0070	4/16/04	\$215,000	1440	0	8	1965	4	8690	N	N	23019 20TH AVE S
003	144635	0040	5/25/06	\$295,000	1488	72	8	2006	3	1875	N	N	23811 20TH AVE S
003	144635	0060	2/3/06	\$285,150	1488	72	8	2006	3	1875	N	N	23819 20TH AVE S
003	144635	0080	2/17/06	\$274,900	1488	72	8	2006	3	1875	N	N	23827 20TH AVE S
003	144635	0100	11/28/05	\$273,900	1488	72	8	2006	3	1875	N	N	23835 20TH AVE S
003	144635	0120	7/11/06	\$304,900	1488	72	8	2006	3	1875	N	N	23901 20TH AVE S
003	144635	0140	5/31/06	\$307,054	1488	72	8	2006	3	1875	N	N	23907 20TH AVE S
003	144635	0160	9/18/06	\$312,000	1488	72	8	2006	3	1875	N	N	23915 20TH AVE S
003	144635	0180	9/6/06	\$306,900	1488	72	8	2006	3	1875	N	N	23923 20TH AVE S
003	144635	0200	4/25/06	\$297,000	1488	72	8	2006	3	1950	N	N	23931 20TH AVE S
003	144635	0250	4/17/06	\$303,123	1488	72	8	2006	3	2125	N	N	1932 S 240TH ST
003	144635	0270	3/24/06	\$291,900	1488	72	8	2006	3	2125	N	N	1924 S 240TH ST
003	144635	0030	12/28/05	\$283,900	1492	72	8	2006	3	1875	N	N	23807 20TH AVE S
003	144635	0050	6/30/06	\$313,900	1492	72	8	2006	3	1875	N	N	23815 20TH AVE S
003	144635	0070	12/28/05	\$280,000	1492	72	8	2006	3	1875	N	N	23823 20TH AVE S
003	144635	0090	2/2/06	\$274,900	1492	72	8	2006	3	1875	N	N	23831 20TH AVE S
003	144635	0110	6/5/06	\$311,750	1492	72	8	2006	3	1875	N	N	23839 20TH AVE S
003	144635	0130	7/20/06	\$311,500	1492	72	8	2006	3	1875	N	N	23903 20TH AVE S
003	144635	0150	9/25/06	\$312,900	1492	72	8	2006	3	1875	N	N	23911 20TH AVE S
003	144635	0170	4/21/06	\$295,000	1492	72	8	2006	3	1875	N	N	23919 20TH AVE S
003	144635	0190	4/26/06	\$302,729	1492	72	8	2006	3	1794	N	N	23927 20TH AVE S
003	144635	0240	3/15/06	\$290,700	1492	72	8	2006	3	2097	N	N	1936 S 240TH ST
003	144635	0260	3/15/06	\$290,600	1492	72	8	2006	3	2125	N	N	1928 S 240TH ST
003	212204	9194	12/10/04	\$317,000	1500	980	8	2004	3	7895	N	N	2318 S 246TH PL
003	815930	0050	2/24/05	\$435,000	1510	750	8	1979	3	9112	Y	N	1642 S 225TH ST
003	692960	2050	7/2/04	\$220,000	1530	0	8	1998	3	8120	N	N	24017 20TH AVE S
003	201140	0475	12/15/04	\$292,500	1550	1200	8	1992	3	10430	Y	N	1015 S 230TH ST
003	162204	9214	2/27/04	\$213,000	1590	0	8	1979	3	10454	N	N	22622 27TH PL S

***Improved Sales Used in this Annual Update Analysis***  
**Area 88**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	200700	0110	6/14/06	\$420,000	1650	0	8	1997	3	10438	N	N	23441 23RD PL S
003	869980	0070	4/19/05	\$371,600	1690	360	8	1986	3	8909	Y	N	22710 18TH AVE S
003	162204	9189	12/1/05	\$455,950	1720	550	8	1964	3	9583	Y	N	22710 16TH AVE S
003	692960	0359	6/15/05	\$299,950	1760	0	8	1997	3	7500	N	N	24143 17TH AVE S
003	605240	2985	9/24/04	\$297,000	1890	0	8	1998	3	12000	N	N	22218 12TH AVE S
003	058760	0070	8/16/04	\$394,431	1970	770	8	2004	3	9450	Y	N	1700 S 227TH PL
003	201140	0740	3/17/05	\$535,000	1970	1100	8	1957	4	26317	Y	N	22520 8TH AVE S
003	200700	0050	11/8/04	\$289,950	1980	0	8	1998	3	9600	N	N	23432 23RD PL S
003	752390	0170	12/19/05	\$380,000	2050	0	8	1996	3	8377	Y	N	1848 S 251ST PL
003	727200	0020	6/21/04	\$259,950	2070	0	8	1958	4	12672	N	N	22646 12TH AVE S
003	752390	0040	7/19/04	\$280,000	2080	0	8	1990	3	8644	N	N	25023 18TH AVE S
003	752390	0060	9/13/06	\$349,000	2100	0	8	1991	3	7370	N	N	25113 18TH AVE S
003	752390	0090	10/3/06	\$368,000	2100	0	8	1991	3	7807	N	N	1805 S 251ST PL
003	752390	0090	9/20/04	\$299,450	2100	0	8	1991	3	7807	N	N	1805 S 251ST PL
003	692960	4335	3/24/04	\$304,000	2120	1570	8	1990	3	7500	N	N	24036 23RD AVE S
003	752390	0080	9/14/05	\$326,000	2120	0	8	1991	3	8462	N	N	25125 18TH AVE S
003	605240	2675	1/27/05	\$310,000	2150	0	8	2000	3	9000	N	N	2201 13TH AVE S
003	692960	3767	4/12/05	\$379,950	2170	0	8	2005	3	9750	N	N	24023 23RD AVE S
003	605240	2830	10/26/06	\$385,000	2200	0	8	1993	3	9124	N	N	22311 13TH AVE S
003	752390	0120	10/31/06	\$399,950	2200	270	8	1991	3	7700	N	N	1823 S 251ST PL
003	605240	2660	12/8/04	\$329,950	2270	0	8	2000	3	9000	N	N	22007 13TH AVE S
003	679060	0015	12/17/04	\$278,387	2330	250	8	1963	4	8030	N	N	23205 20TH AVE S
003	201140	0649	4/27/04	\$358,000	2340	0	8	1985	3	12150	Y	N	1130 RAINBOW LN
003	727200	1550	7/26/05	\$374,950	2420	0	8	1992	3	10330	N	N	22496 13TH AVE S
003	752390	0110	5/27/04	\$274,000	2480	0	8	1991	3	7397	N	N	1817 S 251ST PL
003	200630	0020	7/22/05	\$406,000	2540	0	8	1980	3	7200	N	N	2052 S 233RD ST
003	752390	0020	1/5/05	\$302,500	2550	920	8	1990	4	7583	N	N	25011 18TH AVE S
003	212204	9196	8/20/04	\$315,000	2730	0	8	2004	3	7269	N	N	2125 S 252ND ST
003	212204	9198	10/20/04	\$330,000	2760	0	8	2004	3	7270	N	N	25203 22ND AVE S
003	212204	9197	8/25/04	\$325,000	2780	0	8	2004	3	7269	N	N	2127 S 252ND ST
003	200630	0090	12/28/04	\$298,700	2840	0	8	1980	3	7080	N	N	23301 20TH AVE S

***Improved Sales Used in this Annual Update Analysis***  
**Area 88**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	200630	0110	10/3/05	\$398,200	2840	0	8	1980	3	7456	N	N	23317 20TH AVE S
003	200630	0040	5/10/05	\$425,000	2900	0	8	1980	3	7200	N	N	2034 S 233RD ST
003	200630	0160	6/2/05	\$386,000	2900	0	8	1980	3	14856	N	N	23359 20TH AVE S
003	605240	2235	5/26/06	\$560,000	3370	0	8	2000	3	24000	N	N	1309 S 220TH ST
003	605240	2235	7/1/05	\$437,250	3370	0	8	2000	3	24000	N	N	1309 S 220TH ST
003	990200	0040	8/17/04	\$352,000	1670	1200	9	1955	3	9278	Y	N	1022 S 226TH ST
003	752390	0160	10/16/06	\$382,000	2180	0	9	1994	3	9678	Y	N	1847 S 251ST PL
003	752390	0160	6/23/05	\$338,000	2180	0	9	1994	3	9678	Y	N	1847 S 251ST PL
003	282204	9253	2/15/05	\$378,722	2330	0	9	2005	3	8801	N	N	26008 18TH AVE S
003	057600	0750	7/22/04	\$398,000	2570	0	9	2004	3	11000	N	N	1619 S 222ND ST
003	282204	9254	5/17/05	\$379,500	2790	0	9	2005	3	7956	N	N	26004 18TH AVE S
003	945620	0610	5/6/05	\$462,888	3210	0	9	2005	3	9000	Y	N	25027 20TH AVE S
003	911000	0025	5/9/06	\$300,000	2682	560	10	2006	3	8072	Y	N	805 S 226TH PL
003	911000	0025	10/7/05	\$220,000	2682	560	10	2006	3	8072	Y	N	805 S 226TH PL
003	360060	0925	3/23/06	\$499,950	2700	0	10	2003	3	10500	N	N	2420 S 244TH ST
003	162204	9204	10/19/05	\$599,950	3139	0	10	2005	3	23914	Y	N	22462 16TH AVE S
003	162204	9205	7/27/05	\$634,950	3385	0	10	2005	3	14374	Y	N	22460 16TH AVE S
005	102204	9051	9/25/06	\$221,450	1050	0	5	1944	4	12000	N	N	3404 S 209TH ST
005	102204	9157	8/10/05	\$193,000	810	0	6	1959	3	12150	N	N	21214 33RD AVE S
005	102204	9145	5/12/04	\$165,000	900	0	6	1956	4	12150	N	N	21234 33RD AVE S
005	102204	9165	4/13/05	\$199,000	950	0	6	1962	3	10042	N	N	21450 33RD AVE S
005	725920	0025	3/4/04	\$193,000	970	0	6	1942	3	39000	N	N	22115 MILITARY RD S
005	866330	0050	10/13/04	\$200,500	1010	0	6	1963	3	14580	N	N	3315 S 222ND ST
005	352304	9090	2/11/05	\$230,000	1010	0	6	1923	4	8400	Y	N	5563 S 178TH ST
005	263200	0115	6/28/05	\$224,900	1020	0	6	1952	3	20700	N	N	5057 S 212TH ST
005	102204	9160	7/7/05	\$210,000	1040	0	6	1959	3	15000	N	N	3415 S 208TH ST
005	866330	0070	7/29/05	\$205,000	1050	0	6	1962	3	13361	N	N	3333 S 222ND ST
005	131293	0020	8/30/05	\$252,500	1190	0	6	1970	3	9680	N	N	3204 S 220TH ST
005	725920	0016	6/15/05	\$210,900	1200	0	6	1942	3	10904	N	N	3206 S 221ST ST
005	131293	0170	12/28/06	\$265,000	1230	0	6	1970	3	10224	N	N	21853 32ND PL S
005	131293	0190	8/16/06	\$249,950	1230	0	6	1970	3	12408	N	N	21865 32ND PL S

***Improved Sales Used in this Annual Update Analysis***  
**Area 88**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
005	725920	0015	1/12/05	\$210,000	1350	0	6	1942	3	23115	N	N	3222 S 221ST ST
005	131293	0060	2/13/06	\$274,000	1360	0	6	1970	3	9737	N	N	21826 32ND PL S
005	131293	0030	5/20/04	\$190,800	1410	0	6	1970	3	10350	N	N	21852 32ND PL S
005	131293	0110	5/23/06	\$235,000	1440	0	6	1970	3	7878	N	N	21807 32ND PL S
005	367340	0173	8/4/05	\$238,321	1470	0	6	1948	4	12150	N	N	21116 33RD AVE S
005	367340	0169	12/12/05	\$285,000	1580	0	6	1948	4	15525	N	N	3321 S 211TH ST
005	367340	0061	2/8/05	\$186,000	1080	0	7	1958	3	7200	N	N	21021 MILITARY RD
005	102204	9112	8/12/05	\$228,600	1230	0	7	1957	3	12150	N	N	21217 MILITARY RD S
005	102204	9161	12/13/05	\$287,000	1260	870	7	1960	4	7580	N	N	21457 35TH AVE S
005	102204	9074	6/13/05	\$225,000	1300	0	7	1962	4	11761	N	N	21615 MILITARY RD S
005	724640	0020	12/15/05	\$249,950	1300	0	7	1959	4	10450	N	N	21839 34TH AVE S
005	102204	9171	2/12/04	\$265,000	1380	600	7	1964	3	10100	Y	N	21266 35TH AVE S
005	102204	9172	6/28/04	\$281,000	1380	860	7	1964	3	14580	Y	N	21416 35TH AVE S
005	352304	9019	11/22/04	\$350,000	1380	0	7	1965	4	41191	Y	N	5565 S 178TH ST
005	102204	9143	10/26/05	\$249,950	1400	0	7	1955	3	7500	N	N	21424 33RD AVE S
005	102204	9132	11/11/05	\$250,000	1430	0	7	1955	3	7500	N	N	21420 33RD AVE S
005	102204	9142	4/26/05	\$212,000	1430	0	7	1955	3	7500	N	N	21430 33RD AVE S
005	102204	9101	4/27/06	\$292,500	1690	0	7	1953	3	32234	N	N	21614 MILITARY RD S
005	725920	0100	9/6/06	\$316,000	1780	0	7	1939	3	27000	N	N	22106 MILITARY RD S
005	753301	0010	9/14/06	\$465,000	2370	0	7	1990	3	52498	N	N	4807 S 216TH ST
005	725920	0190	7/13/06	\$348,300	1380	0	8	1955	3	59677	Y	N	22004 34TH AVE S
005	724800	0040	8/31/06	\$449,950	1920	960	8	1978	3	50094	Y	N	21636 35TH AVE S
005	753301	0020	12/1/06	\$450,000	2210	0	8	1988	3	52498	N	N	4815 S 216TH ST
005	102204	9105	10/3/05	\$580,000	2260	0	9	1985	3	38200	Y	N	20916 MILITARY RD S
006	256080	5490	9/25/06	\$260,000	920	0	5	1953	4	5500	N	N	24709 9TH AVE S
006	542420	0030	5/3/06	\$157,000	1040	0	5	1943	3	8190	N	N	1415 S 248TH ST
006	945620	0161	7/22/05	\$260,000	1190	0	5	1956	3	24300	N	N	24827 16TH AVE S
006	172204	9074	2/27/06	\$385,000	720	0	6	1947	3	101884	N	N	23406 14TH AVE S
006	172204	9073	4/28/06	\$600,000	840	330	6	1936	4	57054	N	N	1205 S 232ND ST
006	256080	1705	6/14/06	\$247,500	880	0	6	1968	4	5600	N	N	24723 13TH PL S
006	256080	1720	10/25/06	\$245,000	880	0	6	1968	4	4400	N	N	24731 13TH PL S

***Improved Sales Used in this Annual Update Analysis***  
**Area 88**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	256080	1720	4/23/04	\$178,000	880	0	6	1968	4	4400	N	N	24731 13TH PLS
006	688900	0070	3/1/06	\$240,000	970	0	6	1961	3	12080	N	N	24916 15TH AVE S
006	945620	0404	1/3/06	\$230,500	970	0	6	1964	3	9900	N	N	1405 S 250TH ST
006	688900	0050	1/12/05	\$186,600	970	0	6	1961	4	7210	N	N	1510 S 250TH ST
006	688900	0100	4/7/05	\$219,950	970	0	6	1961	4	9758	N	N	24903 15TH AVE S
006	256080	0626	5/23/06	\$259,900	1000	0	6	1976	4	5000	N	N	24515 15TH AVE S
006	688900	0060	4/15/04	\$164,950	1010	0	6	1961	4	7777	N	N	24926 15TH AVE S
006	256080	1515	1/24/05	\$204,450	1020	0	6	2004	3	5000	N	N	1315 S 245TH ST
006	172204	9067	8/30/04	\$215,300	1030	0	6	1935	3	80822	N	N	1615 KENT-DES MOINES RD
006	201380	0960	10/11/06	\$234,950	1060	0	6	1976	3	8063	N	N	24242 14TH AVE S
006	201380	0960	1/9/06	\$260,000	1060	0	6	1976	3	8063	N	N	24242 14TH AVE S
006	256080	0387	8/17/04	\$173,787	1060	0	6	1976	3	3750	N	N	24416 15TH AVE S
006	256080	0397	9/21/06	\$249,500	1060	0	6	1976	3	3750	N	N	24428 15TH AVE S
006	256080	0399	8/3/06	\$259,200	1060	0	6	1976	3	3750	N	N	24432 15TH AVE S
006	256080	3220	5/1/06	\$234,000	1060	0	6	1978	3	8025	N	N	25111 12TH AVE S
006	256080	0765	1/6/05	\$221,500	1060	0	6	1977	4	5000	N	N	24707 15TH AVE S
006	256080	3240	5/19/06	\$267,000	1060	0	6	1978	4	8025	N	N	25104 11TH AVE S
006	256080	3245	6/14/04	\$205,000	1060	0	6	1978	4	8025	N	N	25120 11TH AVE S
006	945620	0201	8/8/06	\$330,000	1150	580	6	1984	3	18600	N	N	1401 S 248TH ST
006	201380	0859	8/30/04	\$176,000	1150	0	6	1978	3	7920	N	N	24309 16TH AVE S
006	201380	0860	6/25/04	\$195,000	1150	0	6	1978	3	11800	N	N	24313 16TH AVE S
006	256080	0385	5/18/04	\$188,750	1170	0	6	1976	3	3750	N	N	24412 15TH AVE S
006	256080	1730	6/23/04	\$187,500	1170	0	6	1968	4	4900	N	N	24735 13TH PLS
006	688900	0030	3/15/05	\$200,000	1240	0	6	1961	5	8140	N	N	24845 16TH AVE S
006	256080	0383	4/11/05	\$210,000	1370	0	6	1976	3	3750	N	N	24408 15TH AVE S
006	201380	0959	1/5/06	\$256,500	1470	0	6	1976	3	5375	N	N	24238 14TH AVE S
006	201380	0959	8/6/04	\$172,950	1470	0	6	1976	3	5375	N	N	24238 14TH AVE S
006	172204	9020	7/11/05	\$305,000	1650	0	6	1947	4	52978	N	N	23328 14TH AVE S
006	201380	2000	9/6/06	\$309,000	1840	0	6	1959	3	9000	N	N	24632 8TH AVE S
006	201380	1170	12/3/04	\$247,950	1920	0	6	1945	4	11440	N	N	24263 12TH PLS
006	256080	0820	4/22/04	\$169,500	750	0	7	1967	3	5000	N	N	24735 15TH AVE S

***Improved Sales Used in this Annual Update Analysis***  
**Area 88**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	168420	0080	6/10/04	\$199,450	980	0	7	1963	4	11333	N	N	24103 15TH AVE S
006	256080	0859	5/26/05	\$204,000	1000	0	7	1969	3	6250	N	N	24736 14TH AVE S
006	201380	0295	2/19/04	\$209,950	1020	0	7	1985	3	8062	N	N	1217 S 240TH ST
006	201380	0540	11/3/06	\$303,950	1040	320	7	1983	3	12188	N	N	24102 11TH AVE S
006	201380	0972	2/16/06	\$259,000	1050	0	7	1985	3	8063	N	N	24227 14TH AVE S
006	256080	5085	5/10/06	\$313,000	1050	360	7	1959	3	9150	N	N	25126 8TH PL S
006	201380	0125	5/5/04	\$182,500	1060	0	7	1977	3	5000	N	N	24010 13TH PL S
006	201140	0131	7/26/06	\$310,000	1060	1000	7	1958	4	27145	N	N	1314 S 232ND ST
006	256080	5260	3/11/05	\$210,000	1060	0	7	1957	4	7350	N	N	24904 MARINE VIEW DR S
006	202204	9016	10/5/06	\$303,950	1080	0	7	1979	3	8276	N	N	25522 14TH PL S
006	936131	0130	3/25/04	\$242,950	1080	600	7	1978	3	9037	N	N	24008 9TH PL S
006	201380	0240	4/26/06	\$250,000	1080	460	7	1966	4	7500	N	N	24054 13TH AVE S
006	256080	4910	9/12/06	\$356,000	1090	850	7	1958	4	17250	N	N	915 S 251ST ST
006	201380	0975	1/28/04	\$190,000	1100	0	7	1986	3	5375	N	N	24207 14TH AVE S
006	202204	9017	1/5/05	\$269,000	1100	800	7	1979	3	7840	N	N	25516 14TH PL S
006	201140	0245	3/16/04	\$225,000	1120	600	7	1962	3	13556	N	N	23441 10TH AVE S
006	688020	0020	2/11/05	\$231,000	1120	0	7	1986	3	7423	N	N	24047 9TH PL S
006	256080	0030	6/14/05	\$245,000	1140	0	7	1990	3	7500	N	N	24721 16TH AVE S
006	256080	0365	6/21/05	\$254,925	1140	0	7	1990	3	7500	N	N	24433 16TH AVE S
006	945620	0204	7/5/05	\$187,000	1150	0	7	1952	3	11000	N	N	1404 S 250TH ST
006	172204	9082	2/17/04	\$219,975	1150	600	7	1963	4	12000	N	N	1327 S 232ND ST
006	256080	1525	8/20/04	\$218,500	1150	380	7	1976	4	6075	N	N	24517 13TH PL S
006	256080	0255	11/15/05	\$260,000	1160	0	7	1988	3	5000	N	N	24518 15TH AVE S
006	256080	0265	2/21/06	\$254,950	1160	0	7	1988	3	5000	N	N	24522 15TH AVE S
006	256080	0355	5/6/05	\$250,000	1160	0	7	1990	3	5000	N	N	24429 16TH AVE S
006	201140	0357	12/27/06	\$321,500	1160	600	7	1968	4	9556	N	N	23222 10TH AVE S
006	330079	0680	3/15/05	\$249,950	1170	360	7	1987	3	7455	N	N	23824 13TH CT S
006	172204	9022	1/11/05	\$288,000	1190	600	7	1990	3	7777	N	N	1418 S 235TH PL
006	945620	0442	10/24/06	\$278,000	1200	0	7	1982	3	21001	N	N	1503 S 250TH ST
006	201380	0167	6/17/04	\$197,000	1200	0	7	1969	3	5000	N	N	24058 13TH PL S
006	256080	1361	12/9/06	\$292,000	1200	0	7	1967	3	6350	N	N	24436 13TH PL S

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**Area 88**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	256080	0701	7/21/05	\$258,450	1200	0	7	1967	4	6000	N	N	24518 14TH AVE S
006	201380	0705	4/20/04	\$189,950	1210	0	7	1952	3	9375	Y	N	823 S 240TH ST
006	168420	0050	3/24/05	\$251,500	1210	0	7	1962	4	13955	N	N	24110 15TH AVE S
006	201140	0359	8/19/05	\$262,000	1220	0	7	1989	3	7380	N	N	23226 10TH AVE S
006	256080	0680	3/31/06	\$258,000	1220	0	7	1967	3	5000	N	N	1405 S 245TH ST
006	330079	0360	1/14/04	\$240,000	1220	840	7	1985	3	7044	Y	N	1216 S 236TH PL
006	175340	0350	1/29/04	\$244,950	1220	800	7	1963	4	8652	N	N	1015 S 233RD PL
006	201380	0430	5/19/04	\$220,000	1220	600	7	1956	4	12500	N	N	24121 12TH AVE S
006	256080	0573	8/25/05	\$228,450	1220	0	7	1967	4	6250	N	N	24428 14TH AVE S
006	256080	1214	7/18/06	\$270,500	1220	0	7	1967	4	6200	N	N	24415 14TH AVE S
006	752385	0120	3/19/04	\$265,950	1230	860	7	1992	3	7628	N	N	24916 13TH PL S
006	936131	0050	5/19/05	\$241,500	1240	0	7	1978	4	7281	N	N	915 S 240TH PL
006	256080	0994	11/10/06	\$303,500	1250	0	7	1968	3	6400	N	N	24716 13TH PL S
006	256080	5440	5/2/06	\$289,950	1250	0	7	1985	3	5375	N	N	24824 MARINE VIEW DR S
006	688021	0150	5/5/05	\$248,000	1250	0	7	1987	3	7200	N	N	1305 S 235TH PL
006	256080	1070	8/23/05	\$240,000	1250	0	7	1967	4	6300	N	N	24515 14TH AVE S
006	256080	1080	9/24/06	\$295,000	1250	0	7	1967	4	6500	N	N	24539 14TH AVE S
006	330079	0010	3/22/05	\$242,000	1280	0	7	1985	3	10339	N	N	23910 14TH AVE S
006	936131	0010	8/10/06	\$420,500	1290	600	7	1978	3	8686	N	N	24003 9TH PL S
006	936131	0010	2/27/04	\$245,950	1290	600	7	1978	3	8686	N	N	24003 9TH PL S
006	175330	0040	4/20/05	\$313,995	1300	1300	7	2004	3	8413	N	N	830 S 234TH PL
006	175330	0060	6/21/04	\$270,000	1300	680	7	1962	4	8413	N	N	818 S 234TH PL
006	175340	0030	8/28/06	\$390,000	1300	1000	7	1963	4	8443	N	N	1025 S 234TH PL
006	175350	0020	9/19/05	\$284,950	1300	0	7	1963	4	9603	N	N	1211 S 234TH PL
006	201380	1345	11/16/04	\$231,000	1310	0	7	1988	3	5375	N	N	24223 10TH AVE S
006	330079	0710	7/1/04	\$213,000	1310	0	7	1985	3	7681	N	N	23823 13TH PL S
006	175340	0270	8/20/04	\$284,500	1320	880	7	1963	4	8600	Y	N	23321 12TH AVE S
006	175350	0040	6/17/05	\$320,000	1330	800	7	1965	3	8822	N	N	23324 12TH AVE S
006	201380	1053	4/22/05	\$251,945	1340	0	7	1967	3	7391	N	N	24215 13TH PL S
006	256080	0275	11/8/05	\$277,000	1340	0	7	1988	3	5000	N	N	24526 15TH AVE S
006	330079	0780	10/1/04	\$221,500	1340	0	7	1985	3	8205	N	N	1305 S 239TH PL

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**Area 88**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	256080	0916	10/31/05	\$273,000	1370	0	7	1968	4	6000	N	N	24737 14TH AVE S
006	256080	1425	10/12/06	\$300,000	1380	0	7	1967	4	6350	N	N	24435 13TH PL S
006	330079	0720	12/8/06	\$323,200	1400	0	7	1985	3	6754	N	N	23829 13TH CT S
006	168420	0090	11/17/06	\$282,500	1420	0	7	1962	3	8744	N	N	24107 15TH AVE S
006	256080	4000	11/3/05	\$285,000	1420	0	7	1996	3	10313	N	N	1112 S 251ST ST
006	201380	0300	10/28/05	\$270,000	1450	0	7	1985	3	8062	N	N	24015 13TH AVE S
006	201380	1350	5/18/05	\$269,000	1460	0	7	1993	3	7226	N	N	24305 10TH AVE S
006	330079	0030	2/18/05	\$270,000	1490	330	7	1985	3	7605	N	N	23850 14TH AVE S
006	330079	0020	10/20/06	\$295,000	1510	0	7	1985	3	7605	N	N	23904 14TH AVE S
006	201380	1400	9/26/06	\$302,000	1520	0	7	1990	3	7537	N	N	24302 9TH AVE S
006	256080	0005	4/25/05	\$300,000	1540	0	7	1990	3	8225	N	N	24709 16TH AVE S
006	201380	1240	3/12/04	\$241,000	1580	0	7	1988	3	7200	N	N	24311 11TH AVE S
006	688021	0140	3/5/04	\$247,350	1580	0	7	1988	3	7200	N	N	1235 S 235TH PL
006	201380	1351	2/11/04	\$219,500	1590	0	7	1993	3	7226	N	N	24317 10TH AVE S
006	144880	0020	5/17/06	\$300,000	1630	0	7	1992	3	8424	N	N	1410 S 234TH ST
006	256080	0015	10/3/05	\$272,000	1630	0	7	1990	3	7500	N	N	24717 16TH AVE S
006	330079	0080	5/31/05	\$289,950	1670	0	7	1987	3	12805	N	N	23820 14TH AVE S
006	256080	5620	9/23/05	\$335,000	1680	0	7	1978	3	10000	N	N	24505 9TH AVE S
006	256080	1366	11/3/06	\$262,000	1680	0	7	1967	4	6250	N	N	24403 13TH PL S
006	330079	0250	8/2/06	\$280,000	1690	0	7	1987	3	7387	N	N	1414 S 236TH PL
006	256080	0905	10/28/04	\$219,950	1700	0	7	1968	3	6500	N	N	24705 14TH AVE S
006	201380	0380	1/5/04	\$239,950	1740	0	7	1988	3	8062	N	N	24036 12TH AVE S
006	688021	0130	3/18/04	\$237,500	1740	0	7	1988	3	7210	N	N	1229 S 235TH PL
006	201380	0863	11/25/05	\$225,000	1740	0	7	1959	4	24500	N	N	24317 16TH AVE S
006	201140	0310	9/24/04	\$261,000	1790	0	7	1994	3	7797	N	N	903 S 233RD CT
006	330079	0400	11/18/04	\$264,950	1790	0	7	1986	3	10026	N	N	1207 S 236TH ST
006	201380	1140	12/14/04	\$254,950	1800	0	7	1990	3	7425	N	N	1203 S 242ND ST
006	201380	0098	8/21/06	\$333,000	1830	0	7	1988	3	10000	N	N	1403 S 240TH ST
006	201380	0856	10/14/05	\$289,950	1840	0	7	1960	4	18375	N	N	24303 16TH AVE S
006	144880	0050	6/25/04	\$250,000	1860	0	7	1995	3	7301	N	N	1432 S 234TH ST
006	201380	0429	11/27/06	\$329,950	1900	0	7	1987	3	7500	N	N	24105 12TH AVE S

***Improved Sales Used in this Annual Update Analysis***  
**Area 88**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	201380	0545	7/21/06	\$419,950	1919	0	7	1982	4	11063	N	N	24101 11TH AVE S
006	201380	0105	4/14/05	\$274,950	1930	0	7	1988	3	11700	N	N	24129 14TH PL S
006	256080	1222	10/26/04	\$254,300	1990	0	7	1967	4	6350	N	N	24433 14TH AVE S
006	201140	0422	10/18/05	\$220,000	2030	0	7	1961	3	13247	N	N	23131 10TH AVE S
006	201140	0421	9/22/04	\$287,500	2130	0	7	1991	3	16100	N	N	23129 10TH AVE S
006	515310	0030	6/27/05	\$339,900	2140	0	7	1991	3	7715	N	N	24243 9TH AVE S
006	172204	9172	3/20/06	\$330,000	2240	0	7	1995	3	7554	N	N	1312 S 234TH PL
006	353040	0073	12/29/04	\$183,000	890	0	8	1975	4	3845	N	N	24703 11TH AVE S
006	353040	0060	10/23/06	\$234,000	910	0	8	1973	4	3506	N	N	24704 11TH AVE S
006	353048	0052	10/25/06	\$223,000	920	0	8	1977	4	1666	N	N	24430 13TH AVE S
006	353050	0010	4/26/06	\$197,500	920	0	8	1980	4	2100	N	N	24915 11TH AVE S
006	353049	0160	2/24/06	\$209,000	930	0	8	1978	4	3447	N	N	24438 12TH AVE S
006	353043	0050	5/2/06	\$206,500	970	0	8	1974	4	2497	N	N	24714 13TH AVE S
006	353043	0050	12/16/04	\$177,500	970	0	8	1974	4	2497	N	N	24714 13TH AVE S
006	353041	0180	8/24/06	\$314,950	980	410	8	1976	4	5227	N	N	24827 12TH AVE S
006	353041	0180	6/29/05	\$247,500	980	410	8	1976	4	5227	N	N	24827 12TH AVE S
006	353042	0245	3/25/04	\$237,500	980	440	8	1975	4	3478	N	N	24711 12TH AVE S
006	353047	0311	6/17/04	\$179,950	1000	0	8	1978	4	3972	N	N	1007 S 246TH PL
006	353047	0312	3/3/05	\$189,000	1000	0	8	1978	4	2655	N	N	1009 S 246TH PL
006	353048	0050	6/6/05	\$190,000	1000	0	8	1977	4	2281	N	N	24434 13TH AVE S
006	353048	0070	2/23/06	\$225,000	1000	0	8	1978	4	2880	N	N	1220 S 244TH PL
006	353048	0070	3/24/04	\$174,500	1000	0	8	1978	4	2880	N	N	1220 S 244TH PL
006	353049	0090	6/29/04	\$186,000	1010	0	8	1978	4	3547	N	N	24435 12TH AVE S
006	353046	0030	8/4/05	\$185,000	1040	0	8	1977	4	3259	N	N	24504 13TH AVE S
006	353041	0220	2/23/05	\$205,000	1050	0	8	1972	4	4370	N	N	24820 12TH AVE S
006	353040	0051	5/3/05	\$245,000	1070	0	8	1974	4	4158	N	N	24710 11TH AVE S
006	353045	0050	8/17/06	\$301,000	1070	0	8	1978	4	4135	N	N	1019 S 245TH PL
006	353042	0072	9/23/04	\$179,950	1080	0	8	1974	4	3520	N	N	24830 10TH AVE S
006	353042	0110	9/23/04	\$212,000	1080	0	8	1972	4	4000	N	N	24806 10TH AVE S
006	353043	0040	9/16/05	\$191,950	1080	0	8	1975	4	2954	N	N	24724 13TH AVE S
006	353047	0220	10/10/06	\$195,000	1080	0	8	1977	4	3678	N	N	24427 9TH PL S

***Improved Sales Used in this Annual Update Analysis***  
**Area 88**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	353049	0131	12/13/04	\$196,000	1080	0	8	1979	4	2148	N	N	24450 12TH AVE S
006	353040	0030	7/19/04	\$235,000	1090	0	8	1969	4	5568	N	N	24724 11TH AVE S
006	353041	0020	3/22/06	\$270,000	1090	0	8	1970	4	4536	N	N	24801 11TH AVE S
006	353050	0120	9/27/05	\$210,000	1090	0	8	1980	4	2100	N	N	24935 11TH AVE S
006	353053	0030	8/22/05	\$221,000	1090	0	8	1981	4	2059	N	N	1113 S 249TH PL
006	353047	0160	10/18/05	\$259,950	1100	0	8	1978	4	5260	N	N	1002 S 244TH PL
006	353047	0190	9/24/04	\$173,900	1100	0	8	1978	4	3454	N	N	24409 9TH PL S
006	353047	0235	3/15/05	\$173,400	1100	0	8	1977	4	3153	N	N	24439 9TH PL S
006	353047	0240	10/30/06	\$235,000	1100	0	8	1977	4	2931	N	N	24441 9TH PL S
006	353047	0240	6/23/04	\$161,500	1100	0	8	1977	4	2931	N	N	24441 9TH PL S
006	353043	0106	5/13/04	\$165,000	1120	0	8	1974	4	2002	N	N	24608 13TH AVE S
006	353041	0130	5/9/05	\$265,000	1140	0	8	1970	4	5712	N	N	24802 11TH AVE S
006	353042	0170	4/19/05	\$192,000	1150	0	8	1972	4	5242	N	N	24622 12TH AVE S
006	353049	0270	2/23/05	\$249,500	1150	480	8	1978	4	3639	N	N	1010 S 244TH PL
006	353054	0050	3/15/05	\$250,000	1170	830	8	1984	4	3169	N	N	24820 9TH PL S
006	353045	0010	12/1/06	\$325,000	1180	0	8	1975	4	5320	N	N	24627 11TH AVE S
006	353045	0010	11/15/05	\$274,000	1180	0	8	1975	4	5320	N	N	24627 11TH AVE S
006	353042	0080	5/21/04	\$202,500	1200	0	8	1974	4	3496	N	N	24822 10TH AVE S
006	353045	0070	8/14/06	\$265,000	1200	0	8	1976	4	3904	N	N	24514 11TH AVE S
006	353049	0121	8/9/06	\$250,000	1210	0	8	1979	4	2211	N	N	24449 12TH AVE S
006	353043	0120	1/23/04	\$192,000	1230	0	8	1975	4	4064	N	N	24607 13TH AVE S
006	353042	0210	9/14/04	\$195,000	1250	0	8	1972	4	4574	N	N	24615 12TH AVE S
006	353054	0080	10/24/06	\$297,500	1270	0	8	1983	4	4567	N	N	24832 9TH PL S
006	353043	0080	7/7/04	\$200,000	1280	0	8	1974	4	3746	N	N	24618 13TH AVE S
006	353042	0120	9/24/04	\$260,000	1310	0	8	1972	4	9723	N	N	24726 12TH AVE S
006	353047	0250	5/5/05	\$259,950	1340	0	8	1978	4	6312	N	N	923 S 245TH PL
006	353051	0020	3/25/05	\$256,000	1340	0	8	1980	4	5498	N	N	24507 9TH PL S
006	353044	0140	10/6/06	\$300,000	1370	0	8	1975	4	4399	N	N	24820 13TH AVE S
006	353045	0030	8/11/04	\$220,000	1430	0	8	1976	4	4000	N	N	1018 S 246TH PL
006	201380	2005	11/9/04	\$259,950	1440	0	8	1983	3	7825	N	N	24715 MARINE VIEW DR S
006	172204	9147	6/14/06	\$375,000	1440	770	8	1979	4	9600	N	N	1229 S 232ND ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 88**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	353050	0200	7/18/06	\$283,000	1440	0	8	1981	4	2176	N	N	24920 11TH AVE S
006	353050	0060	9/24/04	\$229,950	1450	0	8	1980	4	2600	N	N	24923 11TH AVE S
006	353054	0100	11/24/04	\$250,000	1450	0	8	1983	4	5343	N	N	24827 9TH PL S
006	353047	0170	2/28/06	\$290,000	1460	0	8	1978	4	5344	N	N	24411 10TH AVE S
006	609300	0011	11/27/06	\$555,000	1470	910	8	1960	3	14730	Y	N	23910 7TH AVE S
006	609300	0011	9/15/04	\$457,500	1470	910	8	1960	3	14730	Y	N	23910 7TH AVE S
006	353053	0040	6/16/04	\$225,000	1480	0	8	1981	4	2397	N	N	1119 S 249TH PL
006	353040	0100	11/18/04	\$240,000	1500	0	8	1969	4	5475	N	N	24721 11TH AVE S
006	172204	9179	3/29/06	\$416,900	1550	902	8	2005	3	7200	N	N	1319 SE 233RD PL
006	511940	0047	6/2/06	\$675,000	1640	1180	8	1988	3	15269	Y	N	708 S 240TH ST
006	353047	0210	1/24/05	\$278,000	1650	0	8	1978	4	7315	N	N	24421 9TH PL S
006	201380	0740	12/1/04	\$460,950	1700	530	8	1986	3	10000	Y	N	24037 MARINE VIEW DR S
006	353047	0100	5/23/05	\$300,000	1700	990	8	1981	4	6068	N	N	24430 9TH PL S
006	353042	0280	6/24/05	\$295,000	1840	0	8	1972	4	6188	N	N	24731 12TH AVE S
006	752435	0050	5/17/04	\$275,450	1880	0	8	1994	3	8954	N	N	25124 13TH AVE S
006	752435	0090	12/6/06	\$370,000	1910	0	8	1994	3	6925	N	N	25155 13TH AVE S
006	172204	9119	12/10/04	\$450,000	1940	0	8	1974	3	12196	Y	N	738 S 231ST ST
006	201140	0382	5/18/05	\$376,642	1946	0	8	2005	3	7857	N	N	931 S 232ND ST
006	353044	0030	6/3/05	\$292,500	2000	0	8	1975	4	4770	N	N	24827 13TH AVE S
006	353050	0220	12/30/04	\$289,000	2060	0	8	1982	4	7426	N	N	1101 S 249TH PL
006	752387	0070	9/9/04	\$292,500	2080	0	8	1995	3	10013	N	N	1317 S 251ST CT
006	201380	0810	11/17/06	\$528,765	2090	0	8	1987	3	17000	N	N	806 S 242ND ST
006	172204	9175	8/18/04	\$323,000	2090	0	8	2004	3	10539	N	N	1321 S 233RD PL
006	752435	0010	5/19/05	\$359,950	2180	0	8	1994	3	7687	N	N	25131 13TH AVE S
006	172204	9173	11/17/05	\$389,950	2199	0	8	2005	3	8647	N	N	1310 S 233RD ST
006	201140	0381	5/12/05	\$380,000	2231	0	8	2005	3	7838	N	N	925 S 232ND ST
006	201140	0383	5/12/05	\$382,000	2255	0	8	2005	3	8214	N	N	937 S 232ND ST
006	201380	1802	6/15/05	\$490,000	2290	0	8	1989	3	13270	N	N	24515 MARINE VIEW DR S
006	172204	9101	4/27/05	\$380,000	2350	0	8	2004	3	9500	N	N	1312 S 233RD PL
006	172204	9174	7/29/04	\$340,000	2410	0	8	2004	3	10776	N	N	1315 S 233RD PL
006	172204	9177	4/25/06	\$432,950	2440	0	8	2005	3	9177	N	N	1326 S 233RD PL

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**Area 88**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	172204	9014	8/11/05	\$680,000	3110	0	9	1973	3	12260	Y	N	730 S 234TH PL
006	201140	0349	3/23/06	\$442,950	2472	0	10	2005	3	10710	N	N	1015 S 232ND ST

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**Area 88**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
002	032204	9082	6/7/06	\$110,712	DOR RATIO;QUIT CLAIM DEED
002	052204	9069	8/24/05	\$275,000	UNFIN AREA
002	082204	9037	8/25/04	\$15,000	DOR RATIO;%COMPL;GOVERNMENT AGENCY;
002	082204	9067	7/19/05	\$123,000	%NETCOND;PREVIMP<=25K
002	175300	0070	12/13/06	\$68,620	DOR RATIO;QUIT CLAIM DEED;
002	200800	0480	1/24/06	\$280,748	GOVERNMENT AGENCY
002	200800	0480	8/8/05	\$265,000	GOVERNMENT AGENCY
002	200800	0490	7/20/04	\$230,000	GOVERNMENT AGENCY
002	200820	0030	8/19/04	\$187,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	200820	0040	11/9/06	\$242,000	OBSOL
002	200900	0705	10/6/04	\$155,000	Diagnostic Outlier-SAS
002	200900	0965	3/27/06	\$369,900	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	286830	0030	4/28/04	\$189,000	Diagnostic Outlier-SAS
002	286830	0090	12/12/06	\$136,000	DOR RATIO;QUIT CLAIM DEED;
002	286830	0115	6/6/05	\$240,000	UNFIN AREA
002	294600	0070	7/5/06	\$367,000	Sale does not appear to reflect assessors data
002	294600	0581	4/5/05	\$165,000	Diagnostic Outlier-SAS
002	294600	0630	10/4/05	\$174,617	Diagnostic Outlier-SAS
002	294600	0750	12/11/06	\$115,000	DOR RATIO
002	294600	1676	2/1/05	\$150,000	NON-REPRESENTATIVE SALE
002	294600	1720	8/5/04	\$160,000	Diagnostic Outlier-SAS
002	294600	1820	6/8/06	\$370,000	Diagnostic Outlier-SAS
002	294600	2480	2/25/04	\$202,000	Diagnostic Outlier-SAS
002	294600	2914	6/4/04	\$67,000	DOR RATIO
002	294600	3190	1/28/04	\$136,200	NON-REPRESENTATIVE SALE
002	294600	3425	10/19/06	\$324,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	294600	3706	2/22/06	\$280,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
002	294600	3905	4/11/06	\$268,740	MULTI-PARCEL SALE
002	294600	4037	8/5/05	\$94,008	DOR RATIO;QUIT CLAIM DEED;
002	294600	4136	6/28/04	\$215,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	294600	4276	4/19/04	\$78,775	DOR RATIO;QUIT CLAIM DEED;
002	344500	0005	4/13/05	\$165,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
002	344500	0270	3/17/06	\$237,000	Lack of Representation-Grade4
002	432470	0105	5/16/06	\$98,156	DOR RATIO
002	508300	0095	10/10/05	\$50,945	DOR RATIO;QUIT CLAIM DEED;
002	508300	0110	4/12/06	\$84,990	DOR RATIO;QUIT CLAIM DEED;
002	508300	0235	4/12/05	\$260,800	PREVLAND<=25K;GOVERNMENT AGENCY;
002	508300	0335	8/8/05	\$210,000	OBSOL
002	508300	0375	11/3/06	\$31,200	DOR RATIO;QUIT CLAIM DEED;
002	508310	0015	10/9/06	\$57,000	DOR RATIO;GOVERNMENT AGENCY
002	508310	0040	6/6/06	\$250,000	UNFIN AREA
002	508310	0085	4/5/06	\$10,600	DOR RATIO;GOVERNMENT AGENCY
002	508310	0090	7/17/05	\$205,400	GOVERNMENT AGENCY; HISTORIC PROPERTY;
002	612360	0210	6/14/06	\$80,471	DOR RATIO;QUIT CLAIM DEED;
002	768620	2045	8/2/05	\$100,710	DOR RATIO;QUIT CLAIM DEED;

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**Area 88**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
002	768620	2115	4/19/06	\$258,000	NON-REPRESENTATIVE SALE
002	768620	2255	3/4/04	\$175,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	768620	2560	4/28/06	\$258,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	768620	2620	4/6/05	\$104,050	DOR RATIO;QUIT CLAIM DEED
002	768620	2680	3/4/05	\$145,588	QUIT CLAIM DEED;
002	768620	2700	12/22/06	\$89,000	DOR RATIO;QUIT CLAIM DEED
002	768620	2825	3/7/06	\$93,588	DOR RATIO
002	768620	2850	2/16/05	\$70,465	DOR RATIO;QUIT CLAIM DEED;
002	768620	3290	5/9/06	\$264,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	768620	3290	5/5/06	\$264,950	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX;
002	768620	3850	12/20/06	\$309,000	1031 TRADE
002	768620	4460	4/1/04	\$44,002	DOR RATIO;QUIT CLAIM DEED;
002	768620	4475	2/24/04	\$72,988	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
002	768620	5295	6/16/04	\$174,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	768620	5470	4/5/04	\$156,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	768620	5775	11/15/05	\$89,950	DOR RATIO
002	789320	0055	2/11/05	\$267,500	QUIT CLAIM DEED; STATEMENT TO DOR
002	789320	0055	10/26/04	\$315,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	789320	0550	7/15/04	\$190,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX;
002	789320	1060	9/23/05	\$294,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	789320	1160	10/21/05	\$466,000	RELOCATION - SALE BY SERVICE
002	789320	1160	9/26/05	\$466,000	RELOCATION - SALE TO SERVICE
002	789320	1421	11/20/06	\$348,500	ACTIVE PERMIT BEFORE SALE>25K
002	789320	1540	2/10/05	\$135,000	NON-REPRESENTATIVE SALE
002	789320	1815	6/2/04	\$188,000	PERSONAL PROPERTY INCLUDED;
002	789320	2295	2/18/05	\$185,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	789320	4611	11/7/06	\$335,000	Diagnostic Outlier-SAS
002	789320	4693	4/27/05	\$271,000	OBSOL
002	789320	5190	5/20/05	\$107,058	DOR RATIO;QUIT CLAIM DEED;
002	789320	5910	4/19/04	\$89,060	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
002	789320	6165	7/14/05	\$102,500	DOR RATIO;QUIT CLAIM DEED;
002	789320	7865	1/25/05	\$190,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	789380	0335	3/24/06	\$133,522	DOR RATIO;QUIT CLAIM DEED
002	789380	2120	9/7/05	\$457,000	NON-REPRESENTATIVE SALE
002	789380	2725	5/22/06	\$252,000	Diagnostic Outlier-SAS
002	789380	2766	3/24/04	\$100,000	DOR RATIO;STATEMENT TO DOR
002	789380	3040	9/29/04	\$319,000	Diagnostic Outlier-SAS
002	789380	4075	8/26/04	\$300,000	Diagnostic Outlier-SAS
002	789380	4645	11/24/04	\$225,000	Diagnostic Outlier-SAS
002	789380	5810	8/6/04	\$205,000	Diagnostic Outlier-SAS
002	789380	6940	11/20/06	\$64,803	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
002	789380	6955	6/10/05	\$280,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	789380	7670	7/21/06	\$430,000	Diagnostic Outlier-SAS
002	789380	7960	12/4/06	\$264,450	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	789380	8320	1/16/04	\$155,500	Diagnostic Outlier-SAS

***Improved Sales Removed from this Annual Update Analysis***  
**Area 88**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
002	923740	0020	1/20/06	\$200,000	Sale does not appear to reflect assessors data
002	931530	0220	12/21/06	\$295,000	UNFIN AREA
003	057600	0640	5/9/06	\$500,000	ACTIVE PERMIT BEFORE SALE>25K
003	057600	0640	1/28/05	\$120,000	DOR RATIO
003	057600	0749	10/7/04	\$362,950	Diagnostic Outlier-SAS
003	057600	0810	4/17/06	\$254,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	057600	0931	12/28/04	\$580,000	NON-REPRESENTATIVE SALE
003	058760	0100	8/23/04	\$83,350	DOR RATIO;QUIT CLAIM DEED;
003	082204	9011	2/17/04	\$193,500	NO MARKET EXPOSURE;
003	092204	9210	10/28/04	\$203,500	RELATED PARTY, FRIEND, OR NEIGHBOR
003	092204	9221	1/10/05	\$90,874	DOR RATIO;QUIT CLAIM DEED;
003	092204	9401	1/6/05	\$47,997	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.);
003	111300	0020	5/28/04	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	111300	0230	11/2/06	\$266,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	144635	0160	8/8/06	\$312,000	BUILDER OR DEVELOPER SALES
003	144635	0160	9/18/06	\$312,000	QUIT CLAIM DEED;
003	162204	9011	5/5/05	\$340,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	162204	9084	2/23/04	\$178,960	FORCED SALE
003	162204	9133	4/29/04	\$165,144	RELATED PARTY, FRIEND, OR NEIGHBOR
003	162204	9165	10/2/06	\$78,106	DOR RATIO;QUIT CLAIM DEED;
003	162204	9204	5/3/04	\$110,000	DOR RATIO
003	162204	9205	4/26/04	\$105,000	DOR RATIO
003	162204	9228	7/6/04	\$176,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	162204	9236	3/20/06	\$190,023	QUIT CLAIM DEED
003	169700	0350	4/1/05	\$236,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX;
003	169700	0390	3/24/06	\$233,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	169700	0460	3/27/04	\$193,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	195090	0085	6/29/04	\$145,000	UNFIN AREA;NO MARKET EXPOSURE;
003	195090	0260	1/31/06	\$245,000	RELOCATION - SALE BY SERVICE
003	195090	0260	12/8/05	\$245,000	RELOCATION - SALE TO SERVICE
003	195090	0290	9/28/04	\$170,250	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	195090	0295	2/23/04	\$164,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
003	195090	0300	2/13/04	\$56,148	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
003	195110	0030	3/7/06	\$252,300	UNFIN AREA
003	195110	0050	4/22/04	\$158,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	195110	0125	6/24/06	\$250,000	RELOCATION - SALE BY SERVICE
003	195110	0125	6/27/06	\$250,000	RELOCATION - SALE BY SERVICE
003	195110	0140	12/8/06	\$329,000	NO MARKET EXPOSURE
003	195160	0070	2/28/04	\$185,000	FORCED SALE
003	195160	0120	10/15/04	\$71,281	DOR RATIO;QUIT CLAIM DEED
003	195340	0275	8/25/04	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	195340	0295	2/17/06	\$296,096	EXEMPT FROM EXCISE TAX
003	195340	0295	9/15/04	\$285,000	NO MARKET EXPOSURE; LEASE OR LEASE-HOLD
003	195340	0340	1/1/06	\$132,813	DOR RATIO;STATEMENT TO DOR
003	201100	0060	8/2/06	\$139,694	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);

***Improved Sales Removed from this Annual Update Analysis***  
**Area 88**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
003	201140	0018	6/16/05	\$274,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	201140	0453	4/11/06	\$560,000	Sale does not appear to reflect assessors data
003	201140	0531	11/15/05	\$600,000	NON-REPRESENTATIVE SALE
003	201140	0571	3/11/05	\$675,000	IMP COUNT
003	201140	0572	1/13/06	\$338,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	201140	0729	5/3/04	\$225,000	Diagnostic Outlier-SAS
003	201140	0760	5/23/06	\$135,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
003	201140	0781	12/16/04	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	201320	0300	2/16/05	\$277,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	201330	0050	2/11/04	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	212204	9065	6/25/04	\$220,000	NO MARKET EXPOSURE;
003	212204	9134	12/8/04	\$232,000	NO MARKET EXPOSURE;
003	212204	9185	9/22/06	\$505,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
003	215640	0103	7/28/06	\$240,000	IMP COUNT
003	314875	0050	4/18/06	\$132,410	DOR RATIO;QUIT CLAIM DEED;
003	314875	0080	11/12/04	\$69,000	DOR RATIO;FORCED SALE
003	314875	0080	3/18/05	\$220,000	FORCED SALE
003	314875	0090	11/22/06	\$290,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	321040	0040	9/26/05	\$269,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	321040	0200	8/3/06	\$300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	321080	0300	10/26/04	\$256,000	FORCED SALE
003	360360	0035	3/16/05	\$105,549	DOR RATIO;QUIT CLAIM DEED;
003	362900	0010	6/28/04	\$234,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	509200	0110	5/21/04	\$159,002	QUIT CLAIM DEED
003	509210	0090	8/22/05	\$249,950	RELATED PARTY, FRIEND, OR NEIGHBOR
003	509210	0240	3/6/04	\$192,366	QUIT CLAIM DEED;
003	509700	0090	6/2/06	\$116,741	DOR RATIO;QUIT CLAIM DEED;
003	529620	0045	12/23/05	\$549,950	OBSOL
003	605240	1360	11/3/04	\$180,000	FORCED SALE
003	605240	3080	11/17/05	\$139,951	DOR RATIO;QUIT CLAIM DEED;
003	679060	0640	6/6/05	\$258,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	692960	0495	7/7/05	\$150,766	QUIT CLAIM DEED;
003	692960	0890	8/26/05	\$90,104	DOR RATIO;QUIT CLAIM DEED
003	692960	1760	2/17/04	\$29,250	DOR RATIO;QUIT CLAIM DEED
003	692960	1760	2/17/04	\$230,000	NON-REPRESENTATIVE SALE
003	692960	1785	1/5/04	\$150,000	NON-REPRESENTATIVE SALE
003	692960	2505	7/26/04	\$173,250	SELLING OR BUYING COSTS AFFECTING SALE PRICE
003	692960	2990	7/26/05	\$94,524	DOR RATIO;QUIT CLAIM DEED;
003	692960	3767	3/29/04	\$75,000	DOR RATIO;MULTI-PARCEL SALE;
003	692960	3995	2/8/06	\$87,228	DOR RATIO;QUIT CLAIM DEED;
003	713800	0200	11/9/05	\$295,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
003	713800	0220	6/10/04	\$175,000	QUIT CLAIM DEED
003	727200	1075	12/6/06	\$110,030	DOR RATIO;QUIT CLAIM DEED;
003	727200	1695	2/2/04	\$161,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
003	752370	0190	10/26/06	\$290,000	RELATED PARTY, FRIEND, OR NEIGHBOR

***Improved Sales Removed from this Annual Update Analysis***  
**Area 88**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
003	752370	0230	2/11/05	\$207,000	NO MARKET EXPOSURE
003	752370	0310	5/26/05	\$176,400	NON-REPRESENTATIVE SALE
003	752370	0485	12/2/05	\$259,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	752370	0605	11/28/05	\$256,500	Sale does not appear to reflect assessors data
003	752370	0825	2/22/05	\$79,891	DOR RATIO;QUIT CLAIM DEED;
003	780968	0050	2/23/04	\$224,100	SELLING OR BUYING COSTS AFFECTING SALE PRICE
003	788800	0200	5/19/04	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	788800	0320	4/28/04	\$210,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	788800	0380	11/12/04	\$180,000	NON-REPRESENTATIVE SALE
003	788810	0080	10/26/04	\$156,200	NON-REPRESENTATIVE SALE
003	788820	0130	6/7/04	\$204,250	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	788830	0040	3/7/05	\$102,912	DOR RATIO;QUIT CLAIM DEED;
003	788830	0180	10/28/05	\$202,000	NON-REPRESENTATIVE SALE
003	788830	0280	4/12/04	\$169,971	QUIT CLAIM DEED;
003	788840	0210	9/27/06	\$74,296	DOR RATIO;CORPORATE AFFILIATES;
003	788840	0560	9/29/04	\$252,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	788840	0640	2/2/05	\$247,800	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	788840	0660	12/29/04	\$201,000	NON-REPRESENTATIVE SALE
003	864300	0160	6/2/06	\$280,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	888888	0060	9/8/04	\$111,888	DOR RATIO;QUIT CLAIM DEED;
003	888888	0060	9/13/04	\$111,888	DOR RATIO;QUIT CLAIM DEED;
003	942600	0050	8/19/05	\$510,000	NON-REPRESENTATIVE SALE
003	945620	0120	5/28/04	\$175,500	FORCED SALE; EXEMPT FROM EXCISE TAX
003	945620	0128	11/16/04	\$130,000	QUIT CLAIM DEED
003	945620	0128	11/16/04	\$118,232	QUIT CLAIM DEED
003	945620	0482	2/10/04	\$55,238	DOR RATIO;QUIT CLAIM DEED;
003	945620	0605	11/1/05	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	945620	0608	4/26/06	\$480,000	Diagnostic Outlier-SAS
003	945620	0610	11/16/04	\$115,500	DOR RATIO
005	000620	0011	7/7/05	\$130,615	RELATED PARTY, FRIEND, OR NEIGHBOR;
005	032204	9052	10/21/05	\$750,000	DOR RATIO;PREVIMP<=25K;1031 TRADE
005	032204	9062	11/22/04	\$350,000	IMP COUNT
005	102204	9092	6/11/04	\$160,000	DOR RATIO;IMP COUNT
005	102204	9095	6/9/04	\$100,000	DOR RATIO
005	102204	9141	6/11/04	\$422,000	Diagnostic Outlier-SAS
005	102204	9160	11/23/05	\$184,000	NON-REPRESENTATIVE SALE
005	102204	9172	2/18/04	\$173,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	102204	9174	12/15/05	\$226,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	102204	9182	2/24/05	\$146,500	Lack of Representation-Grade4
005	102204	9187	5/11/05	\$139,456	DOR RATIO;QUIT CLAIM DEED;
005	131293	0260	10/12/06	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	152204	9138	3/2/04	\$158,000	NON-REPRESENTATIVE SALE
005	263200	0005	4/3/06	\$230,000	Diagnostic Outlier-SAS
005	263200	0005	2/19/04	\$185,000	QUIT CLAIM DEED
005	263200	0075	10/28/04	\$140,000	NON-REPRESENTATIVE SALE

***Improved Sales Removed from this Annual Update Analysis***  
**Area 88**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
005	263200	0085	3/17/05	\$240,000	Diagnostic Outlier-SAS
005	263200	0095	1/30/04	\$174,000	Diagnostic Outlier-SAS
005	263200	0100	5/19/04	\$50,000	DOR RATIO
005	367340	0067	12/13/06	\$300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	367340	0169	4/9/04	\$202,500	1031 TRADE
005	367340	0174	8/4/06	\$145,000	Diagnostic Outlier-SAS
005	725920	0022	3/28/06	\$102,000	DOR RATIO;QUIT CLAIM DEED;
005	725920	0025	6/26/06	\$72,000	DOR RATIO;GOVERNMENT AGENCY
005	751000	0010	8/14/06	\$293,500	IMP COUNT
005	866330	0050	5/21/04	\$170,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	172204	9011	4/18/05	\$310,000	EXEMPT FROM EXCISE TAX;
006	172204	9085	6/2/06	\$450,000	Diagnostic Outlier-SAS
006	172204	9086	9/27/06	\$555,000	Diagnostic Outlier-SAS
006	172204	9099	7/12/05	\$238,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	172204	9178	8/11/04	\$60,000	DOR RATIO
006	172204	9180	3/10/05	\$310,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	201140	0352	7/18/06	\$795,000	Diagnostic Outlier-SAS
006	201140	0352	4/5/04	\$146,250	DOR RATIO
006	201140	0477	4/25/06	\$429,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	201140	0503	1/4/06	\$650,000	Diagnostic Outlier-SAS
006	201380	0030	7/25/05	\$227,500	RELATED PARTY, FRIEND, OR NEIGHBOR
006	201380	0135	1/5/06	\$249,950	ACTIVE PERMIT BEFORE SALE>25K
006	201380	0385	1/3/05	\$70,102	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
006	201380	0803	9/26/05	\$1,300,000	Lack of Representation-Grade11
006	201380	0806	5/10/06	\$1,075,000	Lack of Representation-Grade11
006	201380	0807	9/20/06	\$1,125,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
006	201380	0808	6/27/06	\$1,000,000	Lack of Representation-Grade11
006	201380	0960	3/2/05	\$205,000	NON-REPRESENTATIVE SALE
006	201380	1067	8/8/05	\$245,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	201380	1790	1/11/06	\$1,600,000	Lack of Representation-Wtft
006	256080	0190	4/27/05	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	256080	0485	4/27/04	\$120,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	256080	0640	10/1/04	\$48,342	DOR RATIO;QUIT CLAIM DEED
006	256080	0691	4/26/05	\$240,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	256080	0711	6/25/05	\$200,000	QUIT CLAIM DEED
006	256080	0861	5/20/06	\$100,000	DOR RATIO
006	256080	1218	7/22/04	\$187,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	256080	1515	8/3/04	\$148,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	256080	5175	11/11/04	\$238,400	Diagnostic Outlier-SAS
006	256080	5445	5/6/05	\$79,168	DOR RATIO;QUIT CLAIM DEED
006	256080	5715	3/24/04	\$130,000	NON-REPRESENTATIVE SALE
006	256080	6000	3/26/04	\$757,500	Lack of Representation-Wtft
006	330079	0260	2/24/06	\$297,000	RELOCATION - SALE BY SERVICE
006	330079	0260	2/24/06	\$297,000	RELOCATION - SALE TO SERVICE
006	330079	0500	1/12/05	\$190,000	RELATED PARTY, FRIEND, OR NEIGHBOR

***Improved Sales Removed from this Annual Update Analysis***  
**Area 88**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
006	353041	0202	10/18/05	\$193,000	NO MARKET EXPOSURE
006	353041	0210	4/19/06	\$96,000	DOR RATIO
006	353042	0155	3/29/04	\$137,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	353044	0150	10/6/04	\$206,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	353045	0141	7/7/05	\$187,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
006	353046	0010	6/23/04	\$126,666	DOR RATIO;
006	353047	0060	3/9/05	\$59,100	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
006	353047	0311	11/9/05	\$204,000	NO MARKET EXPOSURE
006	353048	0020	10/12/06	\$279,900	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	353048	0071	4/14/06	\$83,500	DOR RATIO;QUIT CLAIM DEED;
006	353049	0120	12/27/05	\$215,250	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	353050	0210	10/17/05	\$265,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	353053	0080	7/25/06	\$295,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	511940	0045	11/30/06	\$700,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	511940	0115	9/24/04	\$695,000	IMP COUNT
006	511940	0145	7/21/06	\$1,100,000	Lack of Representation-Wtft
006	550860	0020	5/19/04	\$169,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	609300	0065	9/8/05	\$560,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	609300	0100	7/12/05	\$708,000	Lack of Representation-Wtft
006	752385	0140	6/23/06	\$46,271	DOR RATIO;QUIT CLAIM DEED;
006	752385	0190	3/5/04	\$101,203	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
006	936131	0010	2/27/04	\$245,950	RELOCATION - SALE TO SERVICE
006	945620	0165	5/26/05	\$280,950	Diagnostic Outlier-SAS
006	945620	0165	10/27/04	\$60,000	DOR RATIO
006	945620	0407	12/14/05	\$106,428	DOR RATIO;QUIT CLAIM DEED;
006	945620	0442	3/23/04	\$201,700	Diagnostic Outlier-SAS

**Vacant Sales Used in this Annual Update Analysis**  
**Area 88**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
2	294600	0125	01/11/2005	78000	10933	N	N
2	294600	3830	07/01/2005	70000	8564	N	N
2	294600	3840	07/28/2006	137000	8707	N	N
2	344500	0003	05/02/2006	140500	7624	N	N
2	789380	4080	08/09/2004	107500	8062	Y	N
2	789380	4105	10/22/2004	105000	8062	Y	N
2	789380	5360	04/07/2005	170000	7215	N	N
2	789380	5430	05/19/2004	33750	6375	N	N
2	789380	5450	05/17/2004	24000	4250	N	N
2	789380	5510	05/19/2004	33750	7500	N	N
2	789380	5525	05/17/2004	10000	2500	N	N
2	789380	5530	06/11/2004	13000	2500	N	N
2	789380	5545	06/11/2004	26000	5000	N	N
3	092204	9092	07/31/2005	550000	207345	N	N
3	162204	9034	09/30/2004	1417500	427323	N	N
3	162204	9067	01/05/2006	510500	58806	Y	N
3	162204	9067	03/09/2005	340000	58806	Y	N
3	201140	0530	08/03/2004	180000	12092	Y	N
3	212204	9195	04/27/2006	95000	10702	N	N
3	282204	9231	11/03/2005	85000	5400	N	N
3	282204	9233	01/26/2005	130000	78529	N	N
5	152204	9156	04/28/2004	57000	30378	N	N
6	201140	0130	11/08/2006	150000	28090	N	N
6	201380	1528	03/31/2004	140000	34380	N	N

**Vacant Sales Removed from this Annual Update Analysis**  
**Area 88**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
2	286830	0105	12/17/2004	13500	DORRatio
2	286830	0105	12/21/2004	32750	DORRatio
2	294600	3830	07/28/2006	137000	STATEMENT TO DOR;
2	294600	3960	04/11/2006	268740	MULTI-PARCEL SALE;
2	508310	0005	03/28/2005	220000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
2	508310	0075	03/31/2005	10100	GOVERNMENT AGENCY;
2	508310	0075	03/24/2005	193900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
2	789320	1610	12/19/2006	132000	DORRatio
2	789380	5455	06/04/2004	40000	STATEMENT TO DOR;
2	789380	5455	06/04/2004	40000	STATEMENT TO DOR;
2	789380	5525	07/20/2004	25000	STATEMENT TO DOR;
3	057600	0450	11/13/2006	90000	DORRatio
3	057600	1200	12/12/2006	70000	DORRatio
3	162204	9034	11/29/2004	1701000	BUILDER OR DEVELOPER SALES;
3	162204	9034	08/06/2004	410000	PARTIAL INTEREST (1/3, 1/2, Etc.); STATEMENT TO DOR;
3	692960	3575	08/27/2004	317500	DORRatio
5	032204	9027	07/20/2006	110000	QUIT CLAIM DEED;
5	102204	9006	03/17/2006	1000000	DORRatio
5	102204	9113	05/13/2004	161842	MULTI-PARCEL SALE;
5	102204	9189	05/13/2004	161842	MULTI-PARCEL SALE;
5	112204	9010	03/24/2005	757500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	112204	9011	03/25/2005	640000	DORRatio
5	152204	9056	11/28/2006	175000	DORRatio
5	222204	9051	02/11/2006	56400	DORRatio
5	263200	0205	06/21/2005	1100000	DORRatio
5	263200	0295	04/19/2005	950000	DORRatio
5	367340	0065	12/20/2006	30000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
5	812520	0410	08/15/2006	280000	QUESTIONABLE PER APPRAISAL; MULTI-PARCEL SALE;
6	201140	0343	11/01/2004	60000	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	201380	0405	01/26/2006	120000	MOBILE HOME;



**King County  
Department of Assessments**

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[www.metrokc.gov/assessor/](http://www.metrokc.gov/assessor/)

**Scott Noble  
Assessor**

**MEMORANDUM**

DATE: January 4, 2007

TO: Residential Appraisers

FROM: Scott Noble, Assessor

A handwritten signature in black ink that reads "Scott Noble".

SUBJECT: 2007 Revaluation for 2008 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2006. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2006. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr